

Guide Price £740,000



- Extended Three Bedrooms Detached House
- Kitchen/Dining Room With Vaulted Ceiling
- Front Aspect Living Room With Bay Window
- Driveway Providing Ample Parking
- Landscaped Rear Garden
- Stunning Garden Room with Bi-Fold Doors
- Gas Central Heating and Double Glazing.
- Sought After & Highly Desirable Road
- 0.5 Miles Distance to Mainline Railway Station (Elizabeth Line)
- No chain.

DESCRIPTION

This much loved 1930's bay fronted three bedroom detached house is situated on the prestigious 'West Drayton Park Avenue' within the Conservation Area. The property, which has no onward chain complications, has been extended to the rear to create a 'hub of the house' with beautifully fitted 'farmhouse' style kitchen/dining room featuring a vaulted ceiling and wide opening to a family room with stunning 'inglenook' fireplace. The balance of the ground floor accommodation comprises an inviting entrance hall, cloakroom/WC, utility room and a living room with imposing bay

window. Stairs from the entrance hall lead to the first floor landing where you will find three generous bedrooms (two double bedrooms with built in wardrobes and a single bedroom) and a luxury family bathroom.

OUTSIDE

Front: A dropped kerb provides vehicular access to a gravelled surface to park several cars and driveway leading to a timber store with double doors. Lawn with fence to both side boundaries.

Rear: Crazy paved patio with fish pond and extensive lawn with stepping stones. Timber pergola with hot tub. Slightly raised borders with railway sleeper and brick edging. Mature trees with step up to further area of lawn with patio area, stunning garden room with bi-bold doors and attached timber canopy. Vegetable patch and timber shed.

LOCATION

The town centre of West Drayton with mainline railway station Elizabeth Line (which is just 0.5 miles away), bus routes, The Closes Park and The Green are all within a short walk. London Heathrow Airport, Hillingdon Hospital, Schools, the motorway network, Stockley Business Park and Uxbridge town centre are all conveniently nearby.

HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water. Electric underfloor heating to family bathroom.

WINDOWS

Double glazed sealed unit windows.

COUNCIL TAX BAND

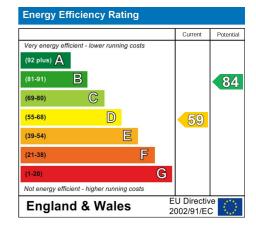
We understand that the current council tax band is E.

SERVICESMains gas, electricity, water and drainage.

TENURE

Freehold.

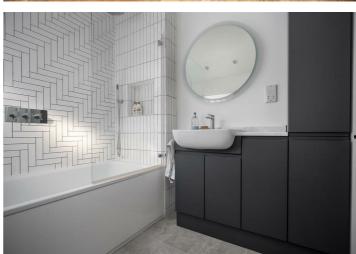
Strictly by appointment with R Whitley & Co.

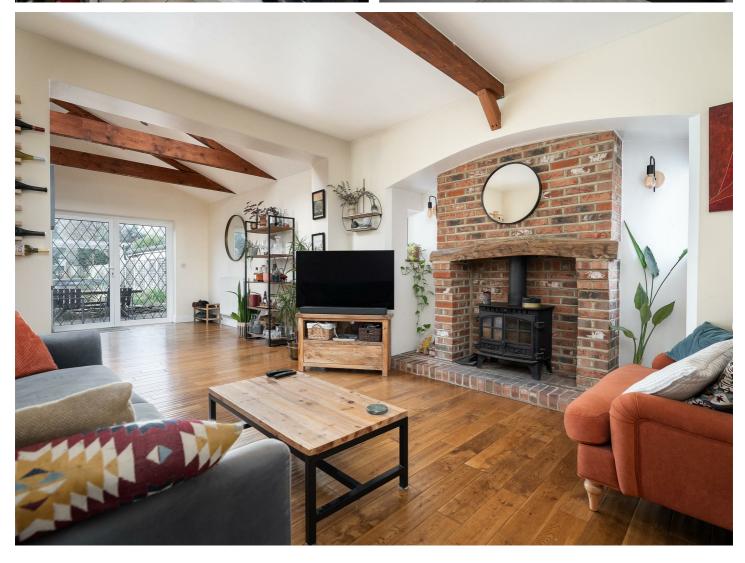


























TOTAL FLOOR AREA EXCLUDES TIMBER STORE, SHED AND GARDEN ROOM

TOTAL FLOOR AREA: 1104sq.ft. (102.6 sq.m.) approx. empt has been made to ensure the accuracy of the floorplan contained here. lower and any other terms are approximate and no responsibility to take the special state of the special state of the special state haster. The services, systems and appliances shown have not been tested an as to their operability or efficiency can be given. Made with Meropic x0025

