

31

Ferrers Avenue
West Drayton
Middlesex
UB7 7AA

RWHITLEY
Est. 1938 & CO

Guide Price £750,000



- Extended Detached Bungalow
- Three Double Bedrooms
- 27'5 x 18'5 Living Room
- Dining Room
- Fitted Kitchen
- Conservatory
- Gas Central Heating
- In & Out Driveway
- Detached Garage
- No Onward Chain

DESCRIPTION

Situated in the sought after 'Ferrers Avenue' which is an ideal location for easy access to the town centre and Elizabeth Line Station. This deceptively generous and extended detached bungalow offers a wealth of potential to further extend (subject to planning permission), modernise, refurbish and remodel to suit the needs of the larger or growing family. The spacious accommodation comprises an entrance hallway, spacious 27'5 x 18'5 living room, conservatory with sliding doors out to the rear garden, dining room, fitted kitchen with pedestrian door to garden, principal double bedroom with bay window, two further double bedrooms, wet room and a shower room.

OUTSIDE

Front: Two dropped kerbs to paved in and out driveway which extends down the side of the house to the detached garage at the rear.

Rear: Paved with raised planting borders and pond.

LOCATION

The town centre of West Drayton with Elizabeth Line station, bus routes, The Green and The Closes Park are within walking distance. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.

HEATING & HOT WATER

A gas fired combination boiler serves the radiator system (no heating at first floor level) and provides the domestic hot water.

COUNCIL TAX BAND

We understand that the current council tax band is F.

SERVICES

Mains gas, electricity, water and drainage.

TENURE

Freehold.

VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	45	67
England & Wales		EU Directive 2002/91/EC



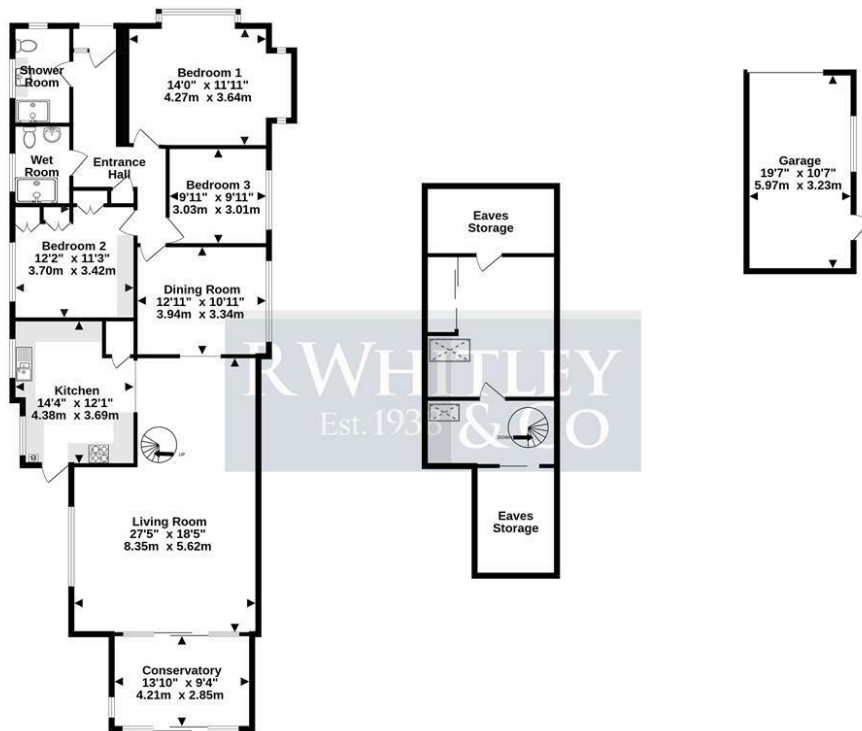




GROUND FLOOR
1533 sq.ft. (142.4 sq.m.) approx.

FIRST FLOOR
647 sq.ft. (61.5 sq.m.) approx.

GARAGE
207 sq.ft. (19.2 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES FIRST FLOOR AND GARAGE

TOTAL FLOOR AREA: 1533sq.ft. (142.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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