

17

Sunray Avenue
West Drayton
Middlesex
UB7 7AH

RWHITLEY
Est. 1938 & CO

Guide Price £725,000



- Four Bedroom Semi-Detached House
- Four Reception Rooms
- Two Downstairs Shower Rooms/WC's
- Fitted Kitchen with Additional Store Cupboard
- Utility Room
- Gas Central Heating
- Impressive Rear Garden
- Integral Garage
- Generous Driveway

DESCRIPTION

Situated on the popular 'Garden City Estate' in sought after 'Sunray Avenue'. A four bedroom semi-detached house which has been extended to meet the needs of the larger or growing family. The layout comprises an entrance hallway with downstairs shower room accessible off, living room flowing through to the dining room with oriel bay window and double doors out to the rear garden, sitting room, kitchen with quartz worksurfaces, comprehensive range of wall and floor units and well designed additional storage cupboard, utility room with door to garage and family room/bedroom with ensuite wet room. Stairs from the entrance hallway lead to a generous landing providing

access to the principle bedroom with fitted wardrobes and door out to a sun terrace overlooking the rear garden, second double bedroom with fitted wardrobes, third bedroom with fitted wardrobe, and family bathroom.

OUTSIDE

Front: A dropped kerb provides access to a generous block paved driveway providing ample off street parking and access to the garage. Area laid to lawn with mature tree.

Rear: Established large rear garden with paved patio area, rockery with pond, extensive lawn with established apple, pear and plum tree as well as a magnolia. Further patio area to the rear of the garden. Timber shed.

LOCATION

The property is within walking distance of the mainline railway station with The Elizabeth Line, schools, independent shops, supermarkets and bus routes. The town centre of Uxbridge, the motorway network, Stockley Business Park, London Heathrow Airport are all within easy motoring distance.

HEATING & HOT WATER

A gas fired boiler serves the radiator system and provides the domestic hot water. Electric immersion heater in hot water cylinder. Family Room/Bedroom 4 is served by an electric panel radiator.

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		83
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

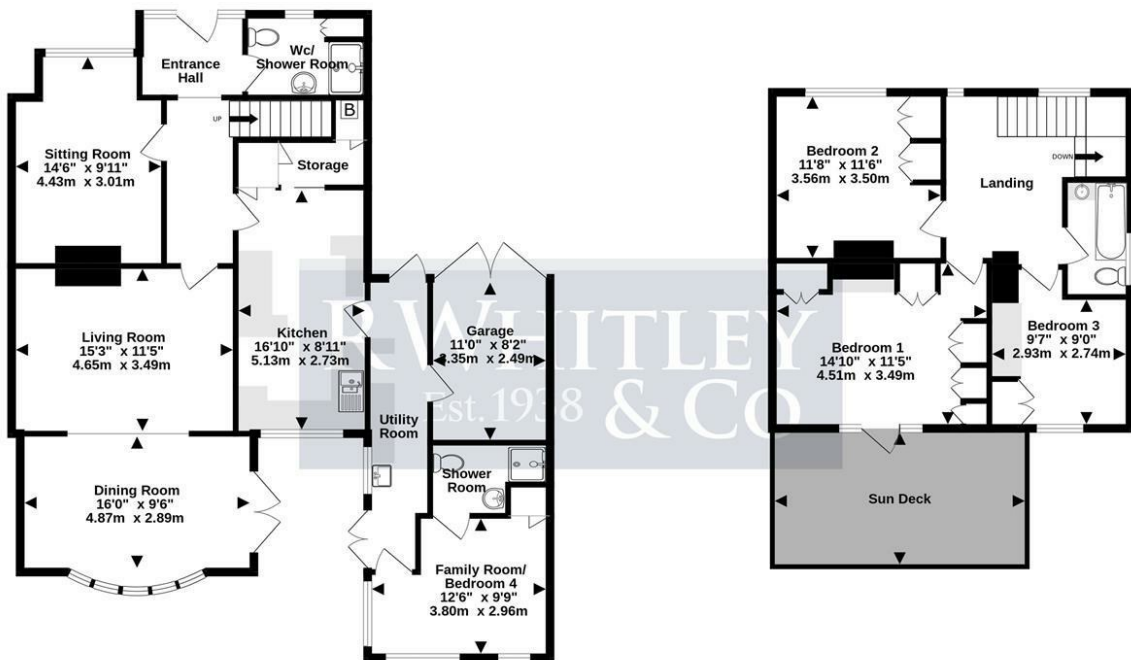






GROUND FLOOR
1135 sq.ft. (105.5 sq.m.) approx.

FIRST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA: 1679 sq.ft. (156.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA
sales@rwhitley.co.uk | 01895 442711 | rwhitley.co.uk

