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Autumn Way  
West Drayton  
Middlesex  
UB7 9GE

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RWHITLEY  
Est. 1938 & CO

# Guide Price £620,000



- Town House
- 3/4 Double Bedrooms
- Entertainers Kitchen/Dining Room
- Principal Bedroom With En-Suite Shower Room
- Family Bathroom
- Cloakroom/WC
- Generous Rear Garden
- Two Allocated Parking Spaces
- No Upper Chain

**DESCRIPTION**  
Nestled in the prestigious 'Drayton Garden Village' and set back in a sweeping crescent of terrace townhouses is this generous 3/4 bedroom home with approximately 1341 sq ft of well planned accommodation laid out over three floors.

To the ground floor there is an inviting entrance hall with cloakroom/WC off and boasting attractive tiled flooring which flows via double casement doors to a light filled kitchen/dining room which is the perfect space for day to day living and to entertain family and friends. The kitchen is well appointed with a range of stylish wall and floor cupboard units with a wealth of integrated appliances.

Stairs from the entrance hall lead to the first floor where you will find a front aspect living room which could be used as a fourth bedroom and has french doors opening out onto a balcony which has far reaching views over communal grounds and the development beyond. The family bathroom is fully tiled with a modern suite. The balance of the floor comprises of a double bedroom and the landing with stairs to the second floor.

To the second floor there is a landing with handy storage cupboard, further double bedroom and the principal bedroom which has fitted wardrobes and an en-suite shower room.

**HEATING & HOT WATER**  
A communal district boiler serves the radiator system and provides the domestic hot water.

**WINDOWS**  
UPVC double glazed sealed unit windows.

**OUTSIDE**  
Front: Enclosed flower bed, pathway leading to the front door.  
Rear: Fully enclosed with fenced boundaries. Extensive paved terrace which extends to a pathway leading to the bottom of the garden. Area which can be laid to lawn for easy maintenance. Timber gate to shared rear access.

**LOCATION**  
Drayton Garden Village is situated within walking distance of the town centre with Elizabeth Line. Local shopping (including a Sainsbury's local) and bus routes are all within easy reach. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.

**COUNCIL TAX BAND**  
We understand that the current council tax band is F.

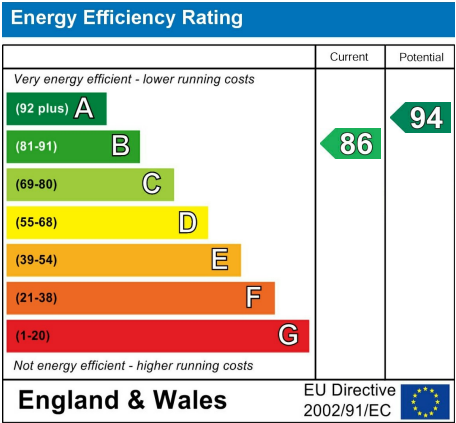
**RENTCHARGE**  
We understand there is an annual rentcharge payable towards the upkeep of the estate. The amount payable in 2025 is £542.62.\*

**SERVICES**  
Mains electricity, water and drainage.

**TENURE**  
Freehold.

**VIEWINGS**  
Strictly by appointment with R Whitley & Co.

**NOTE**  
\* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.





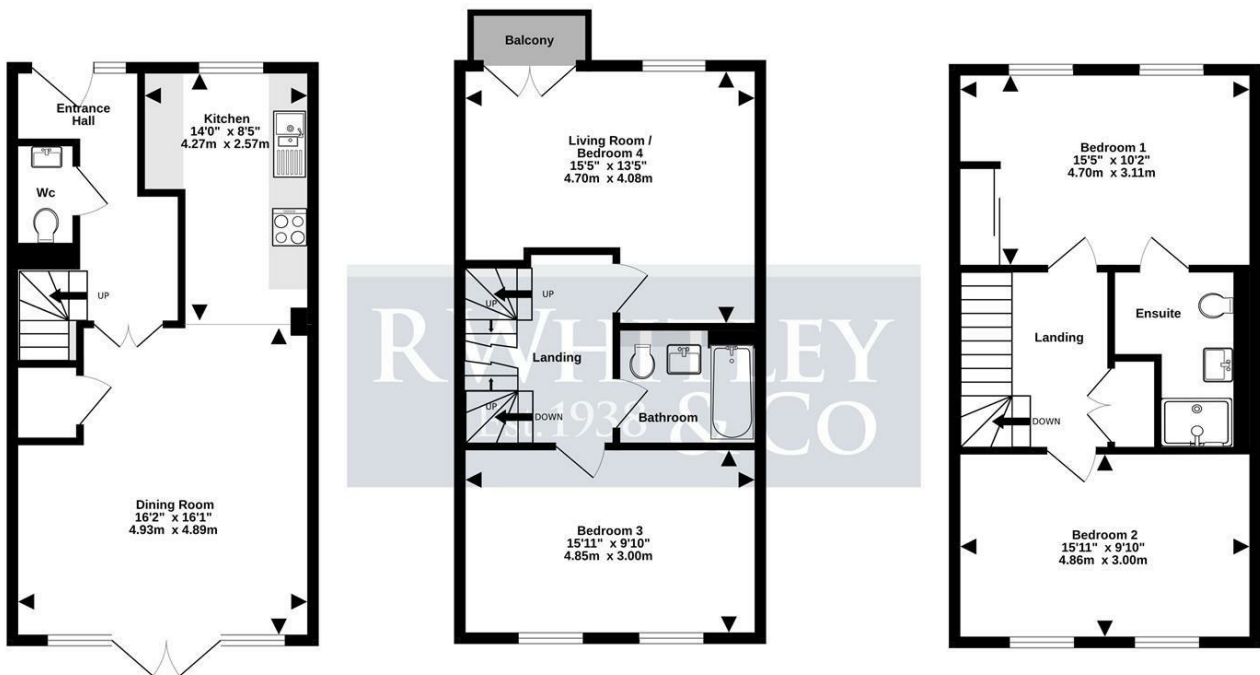




GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.

FIRST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.

SECOND FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1341 sq.ft. (124.6 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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