

# 40

Fairway Avenue  
West Drayton  
Middlesex  
UB7 7AN

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**RWHITLEY**  
Est. 1938 & CO

# Guide Price £524,000



- 3 Bed Semi-Detached House
- Through Lounge/Diner
- Modern Fitted Kitchen
- Shower Room + Separate WC
- Well Maintained Garden
- Gas Central Heating
- Double Glazing
- Off Street Parking
- Garage
- Garden City Estate

## DESCRIPTION

Situated on the highly sought-after 'Garden City Estate' and within walking distance of the Elizabeth Line, this much-improved three-bedroom semi-detached home is being offered to the market for the first time in over 60 years. The well-planned, easy flowing accommodation is arranged over two floors. The ground floor features an inviting entrance hall, a spacious through living/dining room with a bay window and double doors leading out to the rear garden, and a sleek white gloss fitted kitchen. Upstairs, the first-floor landing provides access to three generously sized bedrooms, along with a modern shower room and a separate WC.

## OUTSIDE

Front: A dropped kerb gives access to a concrete shared driveway, which continues along the side of the property to a garage with an up-and-over door. The front also includes a paved area offering off-street parking for one vehicle.

Rear: The garden features a paved patio area and a pathway leading to the rear. There is a lawn with a planting border, a further rear patio, a raised planting bed, and a timber shed.

## LOCATION

Conveniently positioned within walking distance of local schools, independent shops, supermarkets, and bus routes, the property also benefits from close proximity to the Elizabeth Line. Uxbridge town centre, the motorway network, Stockley Business Park, and London Heathrow Airport are all easily accessible by car.

## HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water.

## WINDOWS

UPVC double glazed windows (except garage).

## COUNCIL TAX BAND

We understand that the current council tax band is D.

## 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 70                      | 78        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



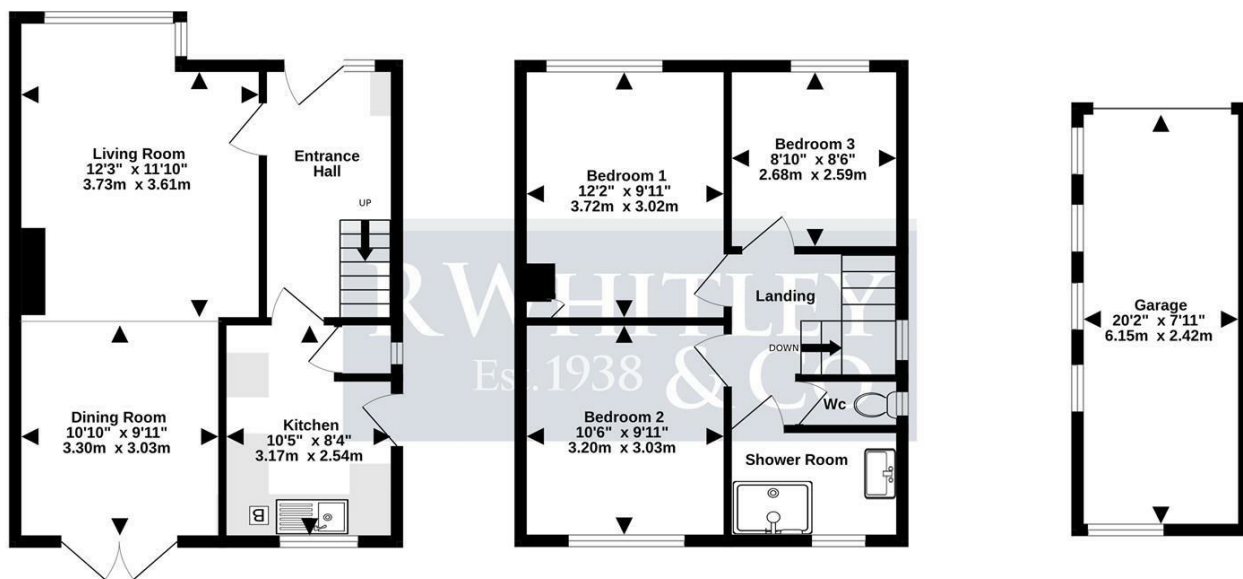




GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.

FIRST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.

GARAGE  
161 sq.ft. (14.9 sq.m.) approx.



APPROXIMATE TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 842sq.ft. (78.2 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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