

56

Fairway Avenue
West Drayton
Middlesex
UB7 7AN

RWHITLEY
Est. 1938 & CO

Guide Price £685,000



- 4 Bed Semi-Detached House
- Dual Aspect Living Room
- Dining Room with Bay Window
- Fitted Kitchen
- Downstairs WC
- 139 ft Rear Garden
- Generous Front Garden + Driveway
- Potential to Extend (Subject to Planning)
- Garden City Estate

DESCRIPTION

Built in the 1920s and coming to the market for the first time in over 40 years, this four-bedroom semi-detached house boasts high ceilings, generously proportioned rooms, and sizeable front and rear gardens. The property presents excellent potential to modernise and extend (subject to planning consent) on the sought after Garden City Estate.

The accommodation comprises a welcoming entrance hallway, a 12'5 x 12'5 dual-aspect living room with bay window and double doors leading to the rear garden, a 13' x 12'5 dining room with bay window, a fitted kitchen, a fourth dual-aspect bedroom, and a downstairs WC.

Stairs from the hallway rise to the first-floor landing, giving access to the principal bedroom with fitted wardrobes, a second dual-aspect bedroom with fitted wardrobe, a third bedroom, and a bathroom with white suite.

OUTSIDE

Front: A dropped kerb provides access to a concrete driveway through the generous front garden, leading to the timber garage/workshop and front door.
Rear: The impressive rear garden extends to approximately 139ft (42.5m) in length and 40ft (12.25m) in width, mainly laid to lawn.

LOCATION

The property is ideally located within walking distance of the mainline railway station with Elizabeth Line services, local schools, independent shops, supermarkets, and bus routes. The Uxbridge town centre, motorway network, Stockley Business Park, and 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 factory insulated hot water cylinder.

WINDOWS

UPVC double glazed windows (except workshop).

COUNCIL TAX BAND

We understand that the current council tax band is D.

SERVICES

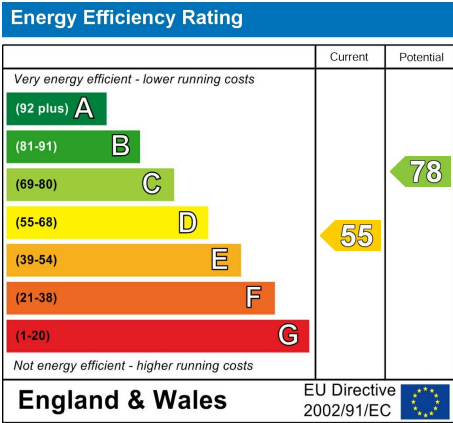
Mains gas, electricity, water and drainage.

TENURE

Freehold.

VIEWINGS

Strictly by appointment with R Whitley & Co.









GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.

FIRST FLOOR
474 sq.ft. (44.0 sq.m.) approx.

