

43

Colne Avenue
West Drayton
Middlesex
UB7 7AL

RWHITLEY
Est. 1938 & CO

Guide Price £725,000



- Extended Semi-Detached House
- Four Bedrooms
- Living Room
- Dining Room
- Kitchen
- Bathroom
- Downstairs WC
- Garage
- Approximately 250 ft Garden

DESCRIPTION
Presenting an ideal acquisition for the larger or growing family. This exceptional and greatly improved four bedroom semi-detached house has been extended to the side and boasts a sought after address on the 'Garden City Estate'. Offering generous accommodation the property has a delightfully tended rear garden of approximately 250 ft in depth. The accommodation comprises: an entrance porch, inviting hallway, spacious living room with bay window and wide opening to the dining room with double doors providing access to the rear garden, kitchen which is open plan to the dining room to create a sociable space and is fitted with a comprehensive range of white gloss wall and floor units with grey granite effect laminate work surfaces; ground floor WC and integral garage (accessed via lobby off the dining room). Stairs from the entrance hall lead to the first floor landing providing access to the principal bedroom with fitted wardrobes and fully tiled

en-suite shower room, second bedroom with fitted wardrobes, sensibly sized third bedroom with fitted wardrobe and enjoying fabulous views over the rear garden, fourth single bedroom; family bathroom with classic white suite including separate shower enclosure and fully tiled walls.

OUTSIDE
Integral Garage: Utility area with plumbed space for washing machine and tumble dryer. Up and over door, power and lighting.
Front: Substantial block paved surface providing off street parking. Low level brick wall to front boundary with wide opening for vehicular access via dropped kerb. Various planting beds and fenced to side boundaries.
Rear: The garden is split into two areas. The area closest to the house comprises an extensive block paved patio area ideal for entertaining in the summer months with brick built planters and step down to paved pathway which leads to the rear of the garden. The remainder of this area is laid to lawn with an array of attractive planting. A trellis fence with wooden gate provides access to the second part of the garden which is laid to lawn with further attractive planting beds with various mature shrubs and trees. Summer house and two timber sheds.

LOCATION
Colne Avenue is within walking distance of the Elizabeth Line, shops, bus routes, schools and other amenities. The motorway network, London Heathrow Airport & The Stockley Business Park are all within easy motoring distance.

TENURE
Freehold.

WINDOWS
UPVC double glazed sealed unit windows (except garage window).

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.

COUNCIL TAX BAND
We understand that the council Tax Band is E.

SERVICES
Mains gas, electricity, water and drainage.

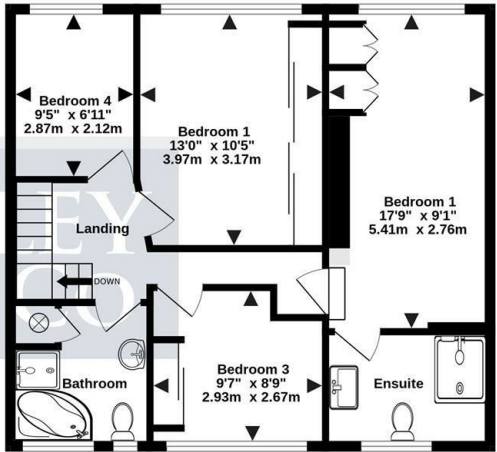
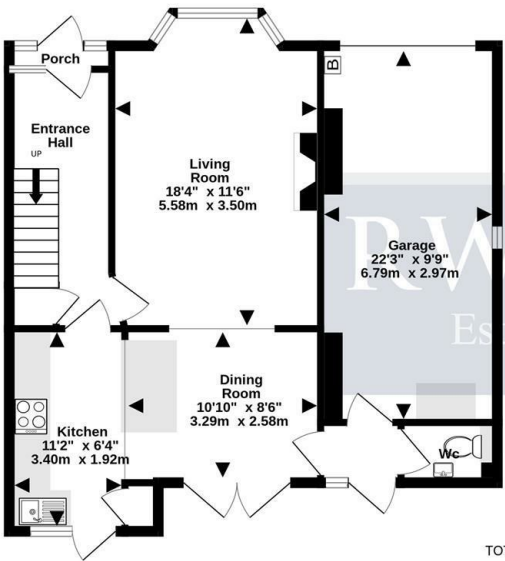
VIEWINGS
Strictly by appointment with R Whitley & Co

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.

FIRST FLOOR
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA: 1100sq.ft. (102.2 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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