

8

Lawn Avenue
West Drayton
Middlesex
UB7 7AQ

RWHITLEY
Est. 1938 & CO

Guide Price £1,100,000



- No Onward Chain
- 4 Bed Detached House
- Spacious Living Room with Bi-Fold Doors
- Open Plan Kitchen/Diner with Bi-Fold Doors
- Modern Fitted Kitchen with Granite Worksurfaces
- Study/Bedroom 5
- Downstairs WC+ Family Bathroom + En-Suite Shower
- Underfloor Heating to Ground Floor + Bathrooms
- Low Maintenance Garden
- Driveway Providing Ample Off Street Parking

DESCRIPTION
Set on the sought-after Garden City Estate, this detached four bedroom home combines quality finishes with generous proportions, making it an ideal choice for families seeking a modern, low-maintenance, and energy-efficient lifestyle. Offered to the market with no onward chain, the property is accessed via an open porch into a light-filled entrance hallway with a useful coat cupboard.

The ground floor boasts an impressive 28'9 x 11'8 open-plan kitchen/dining area, complete with a sleek gloss white kitchen, granite worksurfaces and integrated appliances (oven, fridge/freezer, microwave, gas hob), utility room, and bi-fold

doors opening onto the low maintenance garden. A separate 18'1 x 14'10 living room features a wood-burning stove and further bi-fold doors fitted with remote-controlled integral blinds. Completing the ground floor is a versatile study (or fifth bedroom) and a beautifully finished WC.

Upstairs, a light and spacious landing leads to the principal bedroom with fitted wardrobes and luxury en-suite shower room, three additional double bedrooms (one with fitted wardrobes), and a stylish fully tiled family bathroom with separate bath and shower.

OUTSIDE
Front: A remote-controlled electric sliding gate provides access to a large driveway, which is part block-paved and part gravelled.
Rear: Designed for easy upkeep, the garden features a porcelain paved patio, artificial lawn, and a fully equipped garden office with power and lighting.

LOCATION
The property is just a short walk from the Elizabeth Line station, schools, independent shops, supermarkets, and bus routes. Uxbridge town centre, the motorway network, Stockley Business Park, and London Heathrow Airport are also within easy reach.

HEATING & HOT WATER
A gas fired boiler serves the underfloor heating system to the ground floor and upstairs bathrooms (with room by room controls) as well as the radiators to the balance of the first floor. An electric immersion heater in a Megaflo hot water cylinder provides the domestic hot water.

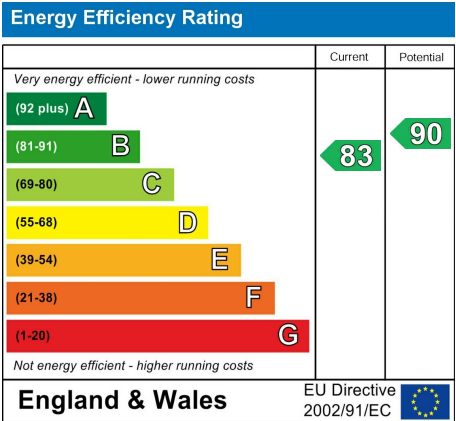
WINDOWS
Double glazed sealed unit windows.

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

SERVICES
Mains gas, electricity, water and drainage.

TENURE
Freehold.

VIEWINGS
Strictly by appointment with R Whitley & Co.









GROUND FLOOR
992 sq.ft. (92.2 sq.m.) approx.

FIRST FLOOR
941 sq.ft. (87.4 sq.m.) approx.

GARDEN OFFICE
130 sq.ft. (12.1 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES GARDEN OFFICE

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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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