74

Autumn Way
West Drayton
Middlesex
UB7 9GE

R WHITLEY
Est. 1938 & CO

Offers In Excess Of £599,950

- Spacious 4 Bed Town House
- Kitchen/Diner
- Living Room
- Bathroom, Shower Room, En-Suite & WC
- Rear Garden
- Two Allocated Parking Spaces
- Gas Central Heating
- Double Glazing
- No Onward Chain

DESCRIPTION
Located on the exclusive 'Drayton Garden Village' development this attractive four bedroom town house is offered for sale with no onward chain complications. The property boasts approximately 1299 sq ft of generous and well planned accommodation arranged over three floors. To the ground floor there is an entrance hallway, WC, front aspect living room and an impressive kitchen/diner with double doors out to the rear garden. Stairs from the living room lead to the first floor landing which provides access to the main bedroom with its fitted wardrobes and en-suite shower room, two further good sized bedrooms and a modern family bathroom. Stairs from the first floor landing lead to the second floor landing which provides access to a further generous bedroom and a shower room.

OUTSIDE
Front: Small front garden with hedge for privacy.
Rear: Private rear garden with a patio and lawn. Timber garden shed and gate to shared access at the rear.
Two allocated car parking spaces.

LOCATION
Drayton Garden Village is situated within walking distance of the town centre with mainline railway station (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.

HEATING & HOT WATER
A gas fired combination boiler serves the radiator system and provides the domestic hot water.

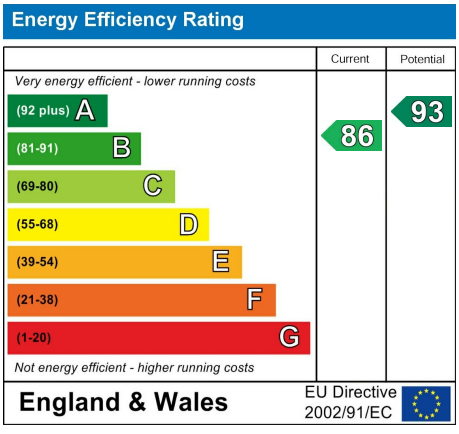
WINDOWS
UPVC double glazing.

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

SERVICES
Mains gas, electricity, water and drainage.

TENURE
Freehold.

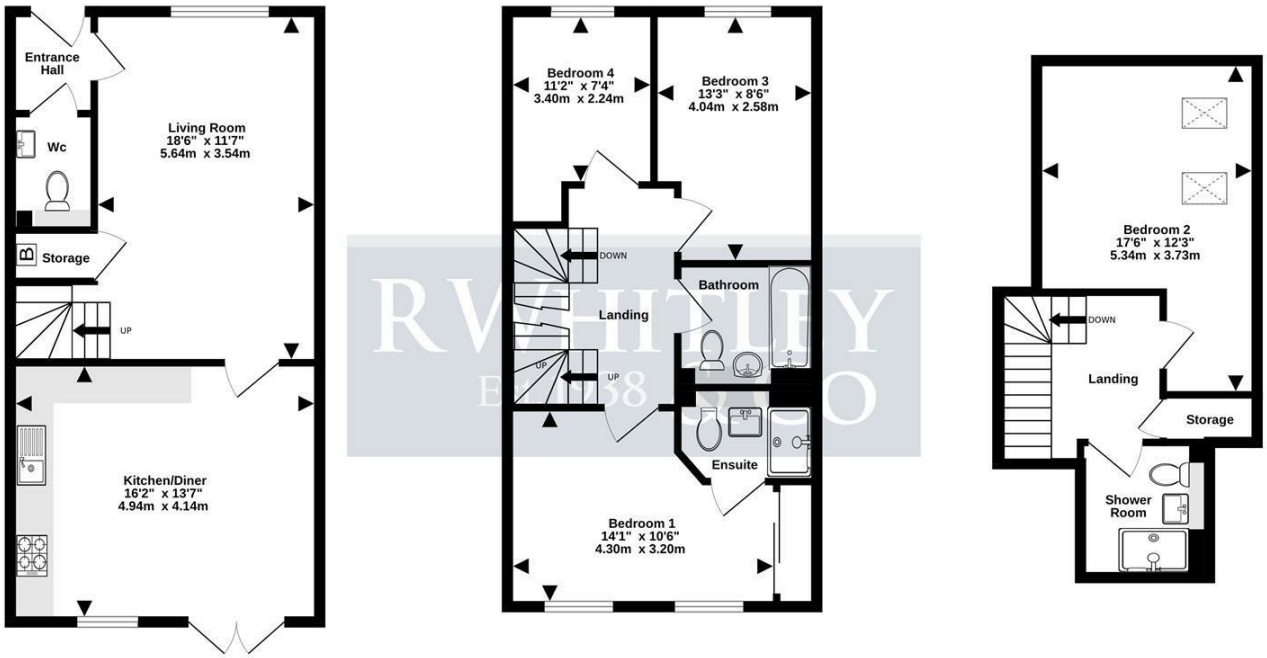
VIEWINGS
Strictly by appointment with R Whitley & Co.



GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.

FIRST FLOOR
500 sq.ft. (46.5 sq.m.) approx.

SECOND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 1315 sq.ft. (122.2 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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