

ALLDAY
& MILLER



Fairway Avenue, West Drayton, UB7 7AP
£520,000

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£520,000

- Three Bedrooms
- Off Street Parking
- Downstairs W/C
- Walking Distance to Elizabeth Line
- Separate Utility Room
- One Bathroom
- Integrated Garage
- Sought After Location
- Outhouse
- 1601 sq ft

Description

This family home comprises of an inviting entrance, utility room, downstairs WC, modern fitted kitchen, reception room and a dining room with sliding doors overlooking and giving access to the rear garden.

The first floor boasts three double bedrooms and a family bathroom.

A front driveway creating space for off street parking, also providing access to the garage. To the rear a private garden with an outbuilding storage cupboard and bar/games room, perfect for entertainment.

Situation

Fairway Avenue is conveniently located in the heart of West Drayton just a short distance from the station with the Elizabeth line providing links to central London and the surrounding areas. The high street with multiple local shops, takeaways, restaurants and coffee shops. Uxbridge town centre is close by with a wider range of shops and entertainment facilities. A number of highly regarded schools in the local area including St Martin's primary school. For the commuters the M4 and M25 motorway networks, Stockley Business Park, Brunel University and Uxbridge are all within easy motoring distance.



Fairway Avenue, West Drayton, UB7

Approximate Area = 1187 sq ft / 110.3 sq m
Garage = 142 sq ft / 13.2 sq m
Outbuilding = 272 sq ft / 25.3 sq m
Total = 1601 sq ft / 148.8 sq m
For identification only - Not to scale

Store
4.08 x 1.76
13'5 x 5'9

Bar / Games Room
4.15 x 4.05
13'7 x 13'5

Garden
7.42 x 7.42
24'4 x 24'4

Dining Room
4.96 x 3.05
16'3 x 10'0

Reception Room
5.86 max x 4.02 max
19'3 x 13'2

Kitchen
3.79 max x 3.70 max
12'5 x 12'2

Utility
2.50 x 1.81
8'2 x 5'11

Garage
5.19 x 2.50
17'0 x 8'2

Extends To
5.76 x 18'11

Bedroom
3.10 max x 2.77 max
10'2 x 9'1

Bedroom
4.21 max x 2.97 max
13'10 x 9'9

Bedroom
3.58 max x 3.21 max
11'9 x 10'6

Legend:
CH = Ceiling Height
= Reduced headroom below 1.5m / 5'0

North Arrow

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

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estate agents

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			86	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	
Not energy efficient - higher running costs			69	Not environmentally friendly - higher CO₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC			

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