

# Frays Avenue

West Drayton • • UB7 7AF

Guide Price: £1,250,000



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est 1986

# Frays Avenue

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An exceptional five-bedroom detached residence occupying one of the area's most prestigious roads, offering over 3,000 sq. ft. of beautifully appointed accommodation. Finished to an outstanding specification throughout, this remarkable family home provides expansive and versatile living space, featuring a stunning kitchen/breakfast room, spacious reception rooms, a bright conservatory and five generous bedrooms. Combining luxurious interiors with an enviable location, this is a rare opportunity to acquire a truly premium family home.

Detached family home

Over 3,000 sq. ft. of accommodation

Five spacious bedrooms

Premium finish throughout

Stunning kitchen/breakfast room

Positioned on one of the area's most prestigious roads

Separate dining room & utility room

Integral garage

Large loft space with further potential (STPP)

No chain

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Property

Situated on one of the area's most prestigious roads, this exceptional five-bedroom detached residence offers over 3,000 sq. ft. of beautifully appointed accommodation, finished to an outstanding standard throughout. Designed for modern family living, the ground floor features a stunning living room, a premium kitchen/breakfast room opening into a bright conservatory, a separate dining room, utility room, cloakroom and an integral garage. Upstairs, the first floor boasts five generously proportioned bedrooms, including an impressive principal bedroom with an en suite and a separate contemporary family bathroom. The second floor offers a substantial loft space, providing excellent storage or potential for further use, subject to the necessary consents. Finished to a very high specification throughout, this outstanding home combines luxurious interiors with spacious and versatile accommodation, making it ideal for growing families. Located on a highly sought-after premium road, the property enjoys an enviable position close to excellent schools, transport links and local amenities.

### Outside

To the front of the property there is a welcoming block paved driveway offering ample off street parking as well as access into the integral garage. To the left of the property there is side access that leads to the garden. To the rear there is a private and secluded landscaped garden, offering a multitude of vibrant colours with established shrub borders around the perimeter of the garden. You also benefit from a paved access direct on the Fray's River. There is a patio area accessible from the conservatory, perfect to enjoy summer days and evenings.

### Location

Frays Avenue is located on one of the most sought after developments in West Drayton, Garden City with its leafy and quiet residential roads gives a refreshing essence of calm whilst still being located in the heart of West Drayton just minutes from the station. The main High Street is only a short stroll which offers a number of shops, eateries and restaurants. There is a number of schools nearby, making this location ideal for travelling into the capital as well as being perfect for the modern family. The M4, Stockley Park business complex and Heathrow airport are all a short drive away.



### Schools:

St Catherine Catholic Primary School 0.3 miles  
 Laurel Lane Primary School 0.7 miles  
 West Drayton Primary School 0.7 miles



### Train:

West Drayton Station 0.5 miles  
 Iver Station 1.0 miles  
 Langley Station 2.6 miles



### Car:

M4, A40, M25, M40



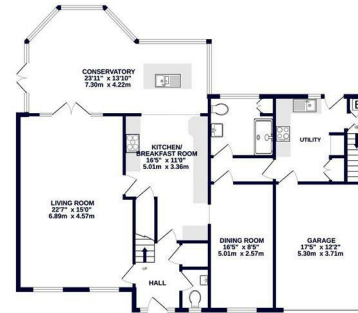
### Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



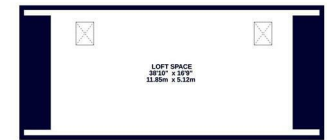
GROUND FLOOR  
 1422 sq.ft. (132.1 sq.m.) approx.



1ST FLOOR  
 1057 sq.ft. (98.2 sq.m.) approx.



2ND FLOOR  
 550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 3029 sq.ft. (281.4 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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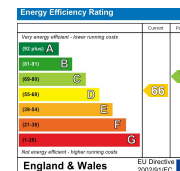
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