

# Fairway Avenue

West Drayton • • UB7 7AW  
Guide Price: £1,000,000



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est 1986

# Fairway Avenue

West Drayton • • UB7 7AW

This beautifully presented and generously proportioned six bedroom, semi-detached family home offers versatile accommodation set over three floors, ideal for modern living and is located within the prestigious Garden City Estate, widely regarded as West Drayton's most desirable address. Extending to an impressive 2,850 sq.ft., this is a rare opportunity to acquire a home of such substantial size, with very few comparable properties currently available on the market.

Located within the prestigious Garden City Estate

Substantial six bedroom family home extending to 2,850 sq.ft.

Rare opportunity to purchase

Versatile accommodation arranged over three spacious floors

Multiple reception rooms ideal for both entertaining and family living

Well-appointed kitchen with ample workspace and storage

Three bathrooms and a cloakroom W.C

Large, low-maintenance paved garden perfect for outdoor entertaining

Stunning 747 sq.ft outbuilding/summer house

Added advantage of 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.





### **Accommodation**

The ground floor features multiple reception rooms, providing excellent space for both entertaining and everyday family life, alongside a well-appointed fitted kitchen and cloakroom w.c. Upstairs, the property boasts six spacious bedrooms arranged across the first and second floors, complemented by three family bathroom facilities. Externally, the home benefits from a substantial, low-maintenance paved garden, perfect for outdoor dining and socialising, leading to a sizeable 747sq.ft outbuilding/summer house which offers fantastic potential as a home office, gym or additional living space equipped with kitchen, shower room and gas central heating. The property is further enhanced by a secure gated frontage with parking and ample outdoor space, making it an ideal purchase for growing families seeking both space and flexibility.

### **Location**

Fairway 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  
St Matthew's CofE Primary School 0.4 miles  
Rabbsfarm Primary School 0.7 miles



### Train:

West Drayton Station 0.4 miles  
Iver Station 1.1 miles  
Uxbridge Station 2.5 miles



### Car:

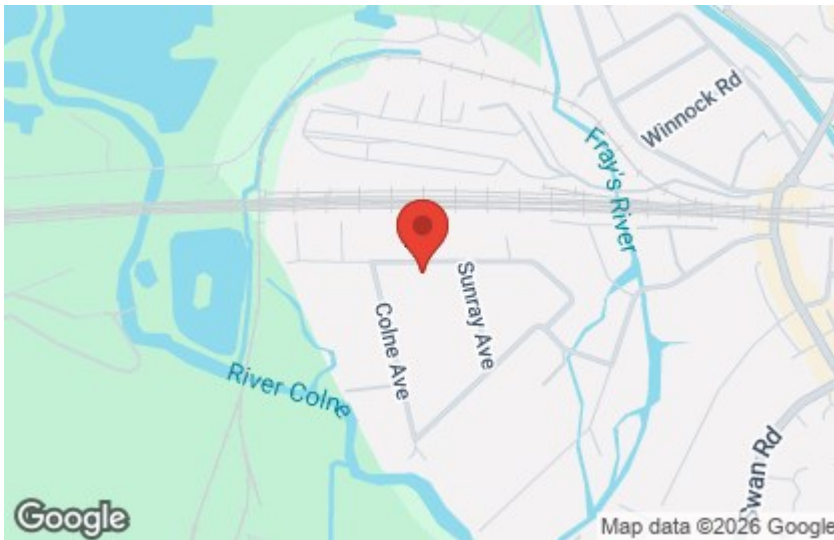
M4, A40, M25, M40



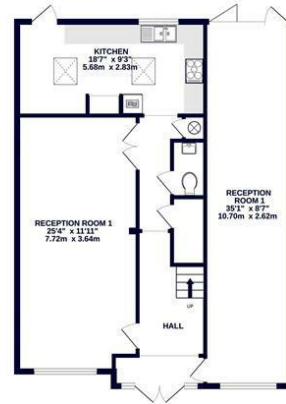
### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
967 sq.ft. (89.8 sq.m.) approx.



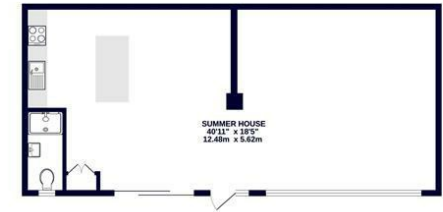
1ST FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



2ND FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



OUTBUILDING  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 2852 sq.ft. (265.0 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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01895 459 950

1 Tavistock Road, West Drayton,  
Middlesex, UB7 7QT

westdrayton@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating	
Band	Score
A	82
B	69
C	54
D	39
E	24
F	9
G	-1

England & Wales  
E3 EPC/2025/0182

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.