

Fairway Avenue

West Drayton • Middlesex • UB7 7AN

Guide Price: £565,000



coopers
est 1986

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Filled with natural light and boasting a desirable address is this well appointed three bedroom semi detached home, offering generously proportioned living space throughout. The property floorplan is well laid out making it ideal for the modern family, the accommodation consists of, entrance hallway, spacious open plan living / dining room with bay window and modern fireplace, conservatory and the fitted kitchen with a butler sink unit. Upstairs are the three generously sized bedrooms, the master equipped with built in wardrobes and lastly the family bathroom suite.

Semi detached home

Three spacious bedrooms

Potential to extend (STPP)

South-West facing rear garden

Driveway for multiple cars

Sought after residential location

Garden store

Fitted air conditioning unit

Brand new roof

Moments from West Drayton station

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

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Outside

The property has a block paved driveway providing off street parking, there is shared access leading to the expansive rear garden which is south-west facing. The rear garden is low maintenance, with the majority being laid to lawn, there are shrub borders, a hardstanding section and garden store offering space for storage.

Location

Fairway Avenue is arguably one of the finest roads in West Drayton being found on the highly sought after 'Garden City Development' located only a short walk from the High Street with its range of independent shops and eateries. as well as the train station with the benefit of the Elizabeth Line and variety of bus routes. Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties are all a short drive away.



Schools:

St Catherine Catholic Primary School 0.3 miles
St Matthew's CofE Primary School 0.4 miles
West Drayton Academy 0.6 miles



Train:

West Drayton 0.3 miles
Iver 1.2 miles
Hayes & Harlington 2.6 miles



Car:

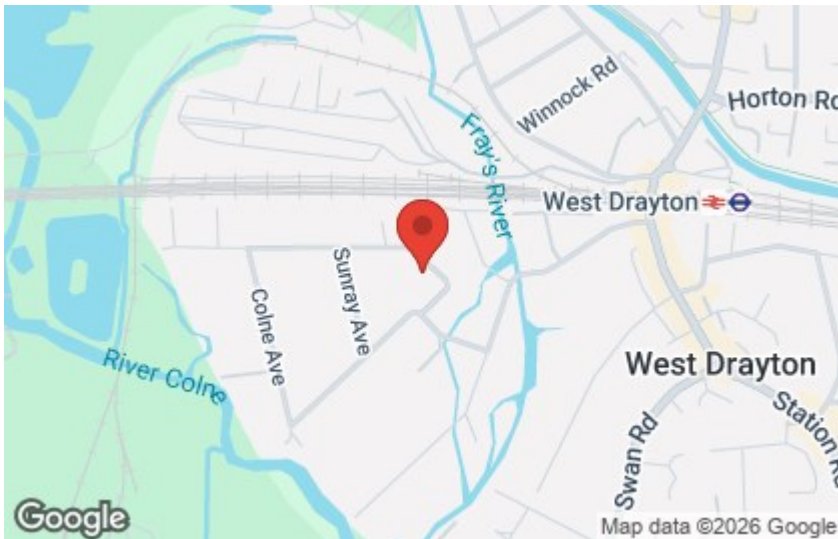
M4, A40, M25, M40



Council Tax Band:

D

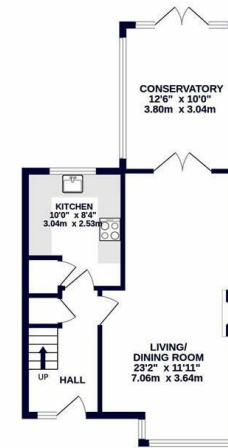
(Distances are straight line measurements from centre of postcode)



OUTBUILDING
147 sq.ft. (13.7 sq.m.) approx.



GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.3 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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| Energy Efficiency Rating | | Current | Target |
|--|---|--------------------------|--------|
| Very energy efficient - lower running costs | A | | |
| Energy efficient - lower running costs | B | | |
| Decent energy efficiency - lower running costs | C | | |
| Some energy efficiency - lower running costs | D | | |
| Not very energy efficient - higher running costs | E | | |
| Very poor energy efficiency - higher running costs | F | | |
| Least energy efficient - highest running costs | G | | |
| | | 70 | 85 |
| England & Wales | | EPC Directive 2002/91/EC | |

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.