



Fairway Avenue, West Drayton, UB7 7AN

- Spacious semi detached house
- Ample off street parking
- Spacious kitchen dining room
- Prime location
- Private rear garden
- Three well proportioned bedrooms
- Integral garage
- Separate reception room
- Four piece bathroom
- Very well presented

Asking Price £625,000

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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

Description

This spacious and attractive three-bedroom semi-detached home is situated in a most desirable location. The property offers bright living accommodation, well-proportioned bedrooms, a private rear garden, and off-street parking. Conveniently located close to local amenities, schools, and transport links.

Accommodation

This spacious home offers well-proportioned accommodation throughout. The entrance hall features stairs to the first floor along with practical under-stairs storage. To the front of the property is a reception room with double doors opening into an impressive kitchen/dining room. The kitchen is fitted with a range of storage units and drawers, with space for appliances, ample work surfaces, an inset sink, and an integrated oven with hob and extractor above. Tiled flooring runs throughout, and double-glazed patio doors provide views of and direct access to the rear garden.

The first floor comprises three well-proportioned bedrooms and a fully tiled family bathroom, which includes an enclosed bath, a separate shower cubicle, a wash basin with storage beneath, and a separate WC.

Outside

There is a private rear garden which is laid to lawn with flower and shrub borders and a paved patio area.

To the front there is a block paved driveway providing off street parking for 3/4 cars.

There is an integral garage with up and over door, power and lighting.

Situation

Fairway Avenue is positioned within a most sought after location, conveniently positioned 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.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

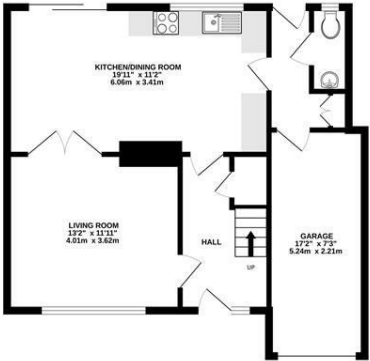
Council Tax Band: D

EPC Rating: C

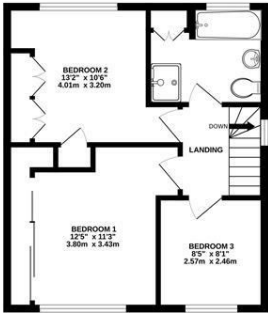
IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1078 sq.ft. (100.2 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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