

Frays Avenue  
West Drayton  
Middlesex  
UB7 7AG

*'Extended Home In Sought  
After Frays Avenue'*

RWHITLEY  
Est. 1938 & CO

# Guide Price £649,950



- Frays Avenue
- Extended Detached Chalet Bungalow
- Four Bedrooms
- Open Plan Living Space
- Gas Central Heating
- Double Glazing
- Garage
- Front & Rear Garden
- Ample Parking

## DESCRIPTION

Situated in 'Frays Avenue' which is regarded as one of the most sought after roads in West Drayton. An Extended Four Bedroom Detached Chalet Bungalow which has been well cared for and greatly improved by the present vendor in recent years. The easy flowing accommodation is well worthy of your early inspection and comprises an inviting entrance hall with wood block flooring, kitchen which is open plan to a generous dining area and is fitted with a range of traditional style wall and floor cupboard units, spacious living room accessed via a wide opening from the dining area which boasts two large window openings providing a great outlook over the beautifully tended rear garden, master bedroom with fitted wardrobes, fourth bedroom currently set up as a study and a family bathroom. Stairs from the entrance hall lead to the first floor landing which provides access to a WC and two double bedrooms.

## OUTSIDE

Front: Hedge to front boundary providing privacy. Opening with ornamental iron gates with dropped kerb providing vehicular access to

a concrete own driveway/parking which leads to the garage. Lawn with well stocked borders. Side access with ornamental iron gate to pathway leading to a store.

Rear: Garage with up and over door. Timber garden workshop and timber store. Paved pathway leading to stepping stones which lead to the rear of the garden. Laid to lawn with well stocked borders with an array of attractive planting. Apple tree and palm tree.

## LOCATION

Frays Avenue is within walking distance of the mainline railway station (Crossrail from 2019), shops, bus routes, schools and other amenities. The motorway network, London Heathrow Airport & The Stockley Business Park are all within easy motoring distance.

## HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water.

## WINDOWS

Mixture of white UPVC double glazing and whitened aluminium double glazing.

## COUNCIL TAX BAND

We understand that the current council tax band is F.

## SERVICES

Mains gas, electricity, water and drainage.

## TENURE

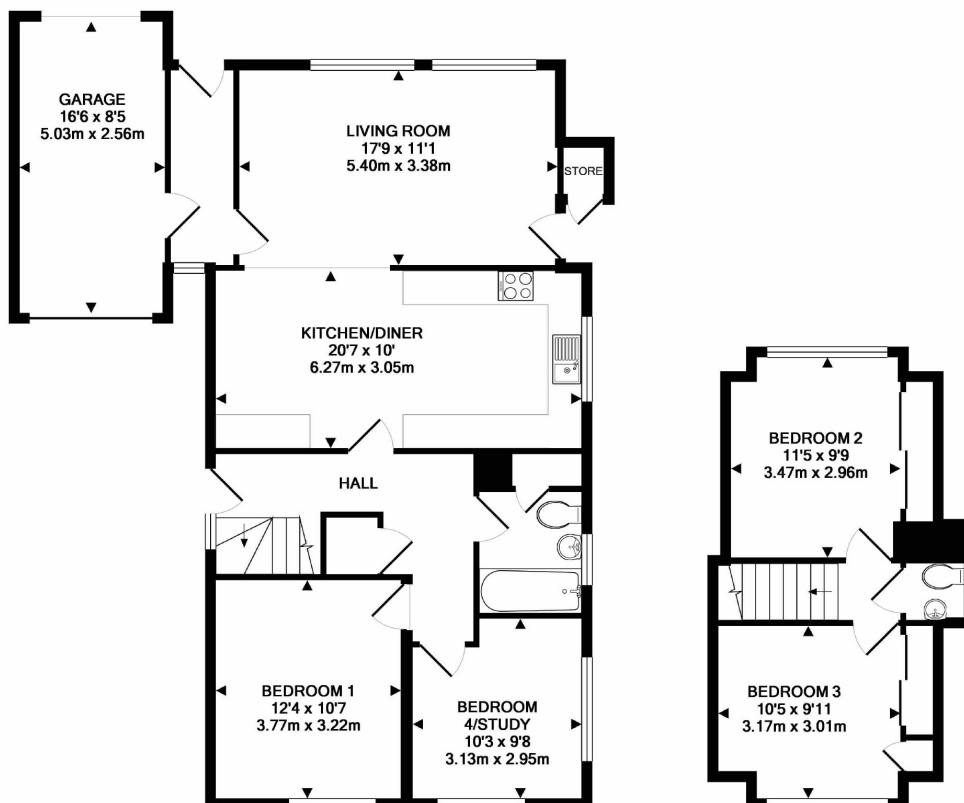
Freehold.

## VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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