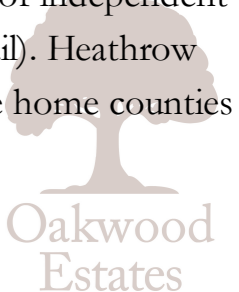


Perfect for the growing family, this spacious three bedroom semi-detached is positioned within a cul-de-sac situated in the sought after 'Garden City' development. Boasting a combined 19ft lounge and dining area providing the perfect living space for family gatherings with sliding door leading to a conservatory.

Benefits include a modern kitchen, downstairs cloakroom, two further bathrooms, fitted wardrobes to all bedrooms, garage with parking for two cars, a modern three piece bathroom and a paved rear garden for easy maintenance.

Nestled in Arguably one of the finest roads in West Drayton, Fairway Avenue is a tree lined, residential road located on 'Garden City', a leafy development offering a peaceful environment but still being within moments from West Drayton High Street. There is a variety of independent shops, doctors surgery, primary schools and West Drayton train station (Crossrail). Heathrow Airport, Stockley Park and for the motorist the M4 with its links to London & the home counties are all close by.

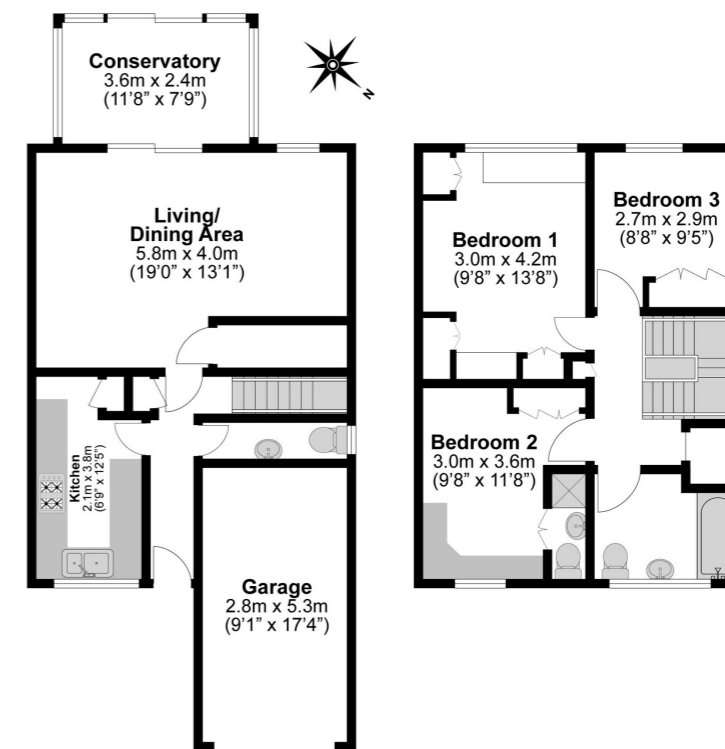


-  FREEHOLD
-  THREE BEDROOMS
-  PARKING FOR TWO CARS
-  ENSUITE SHOWER ROOM
-  GOOD CONDITION THROUGHOUT
-  COUNCIL TAX - BAND D (1760.00 P/YR)
-  TWO RECEPTION ROOMS
-  DOWNSTAIRS CLOAKROOM
-  CUL-DE-SAC LOCATION
-  'GARDEN CITY' LOCATION



Total Approximate Floor Area
1216 Square feet
113 Square metres

					
x3	x2	x3	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

INTERNAL

The main front door leads into the hallway with access to a downstairs cloakroom, the modern kitchen with front aspect window, a combined lounge/ dining room with sliding doors to the conservatory providing access to the rear garden. Stairs from the hallway lead up to a first-floor landing with door to all rooms, this includes a three-piece modern bathroom suite with tiled walls, bedroom one with fitted wardrobes and rear aspect window, bedroom two with a ensuite shower room and completing the first floor with bedroom three also with fitted wardrobes and rear aspect window.

EXTERNAL

To the front of the property there is off road parking for two cars and a up and over door leading into the garage. Side access leads to a rear garden extending approx. 45ft that is mainly paved for easy maintenance and has a water feature, timber-built sheds.

LOCATION

Arguably one of the finest roads in West Drayton, Fairway Avenue is a tree lined, residential road located on 'Garden City', a leafy development offering a peaceful environment but still being within moments from West Drayton High Street. There is a variety of independent shops, doctors surgery, primary schools and West Drayton train station (Crossrail). Heathrow Airport, Stockley Park and for the motorist the M4 with its links to

TENURE

Freehold

PLOT/ LAND

0.05 Acres (194.00 Sq.M.)

NEAREST SCHOOLS

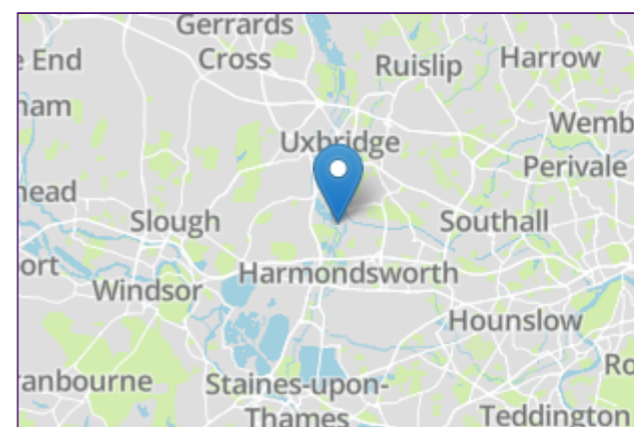
- St Catherine Catholic Primary School 0.4 miles
- St Matthew's CofE Primary School 0.5 miles
- Rabbsfarm Primary School 0.7 miles

TRANSPORT

- West Drayton Station (Crossrail/ Elizabeth Line - 0.4 miles
- Iver Station - 1.1 miles
- Uxbridge Station - 2.5 miles

Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			