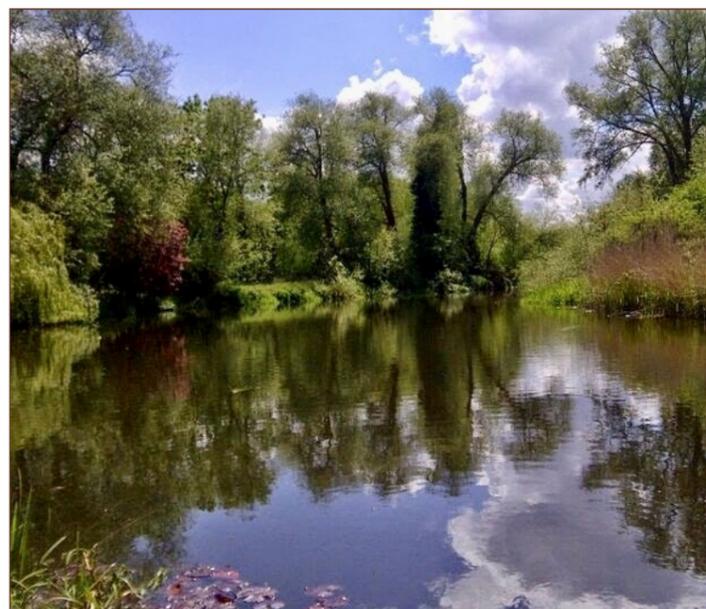
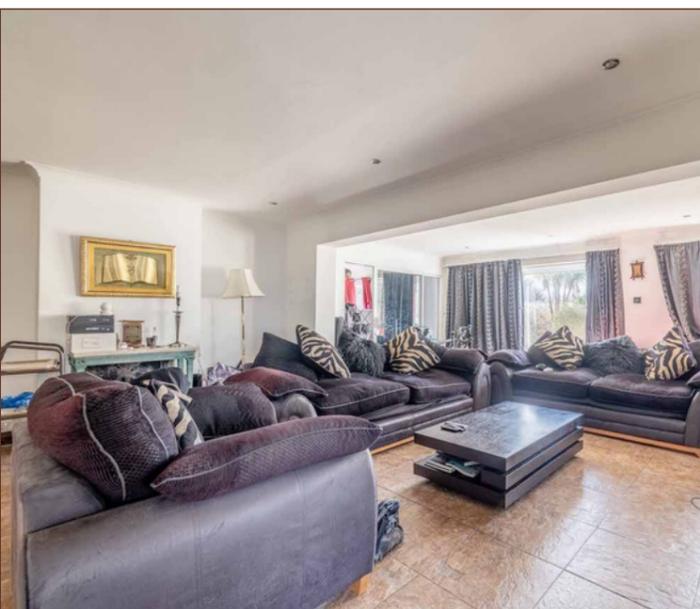
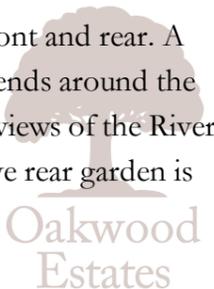


Oakwood Estates are proud to present this stunning detached residence, boasting breathtaking views over the River Colne and occupying a prime position within the highly sought-after Garden City Estate. Situated on one of the largest and most picturesque plots on Frays Avenue, this impressive home extends to approximately 2,127 sq. ft., offering exceptional space for family living. The property also presents significant scope for further development, subject to the relevant planning permissions.



Property – The ground floor comprises an inviting entrance hallway, a well-appointed kitchen/dining room, and an impressive 23ft x 20ft dual-aspect living room with French doors opening out to views over the River Colne. There is also a four-piece family bathroom, two of the five double bedrooms, and a study, which could alternatively serve as a sixth bedroom or formal dining room. To the first floor are three generously sized bedrooms, all flooded with natural light. The principal and second bedrooms both benefit from private balconies overlooking the garden, along with a modern three-piece family bathroom.

Outside – The property is complemented by beautifully maintained gardens to both the front and rear. A paved driveway to the front provides off-street parking for multiple vehicles. The patio extends around the side of the home, creating a substantial seating and entertaining area that enjoys picturesque views of the River Colne, offering one of the most tranquil settings in the area. The remainder of the expansive rear garden is mainly laid to lawn, with the Frays River bordering the rear boundary.

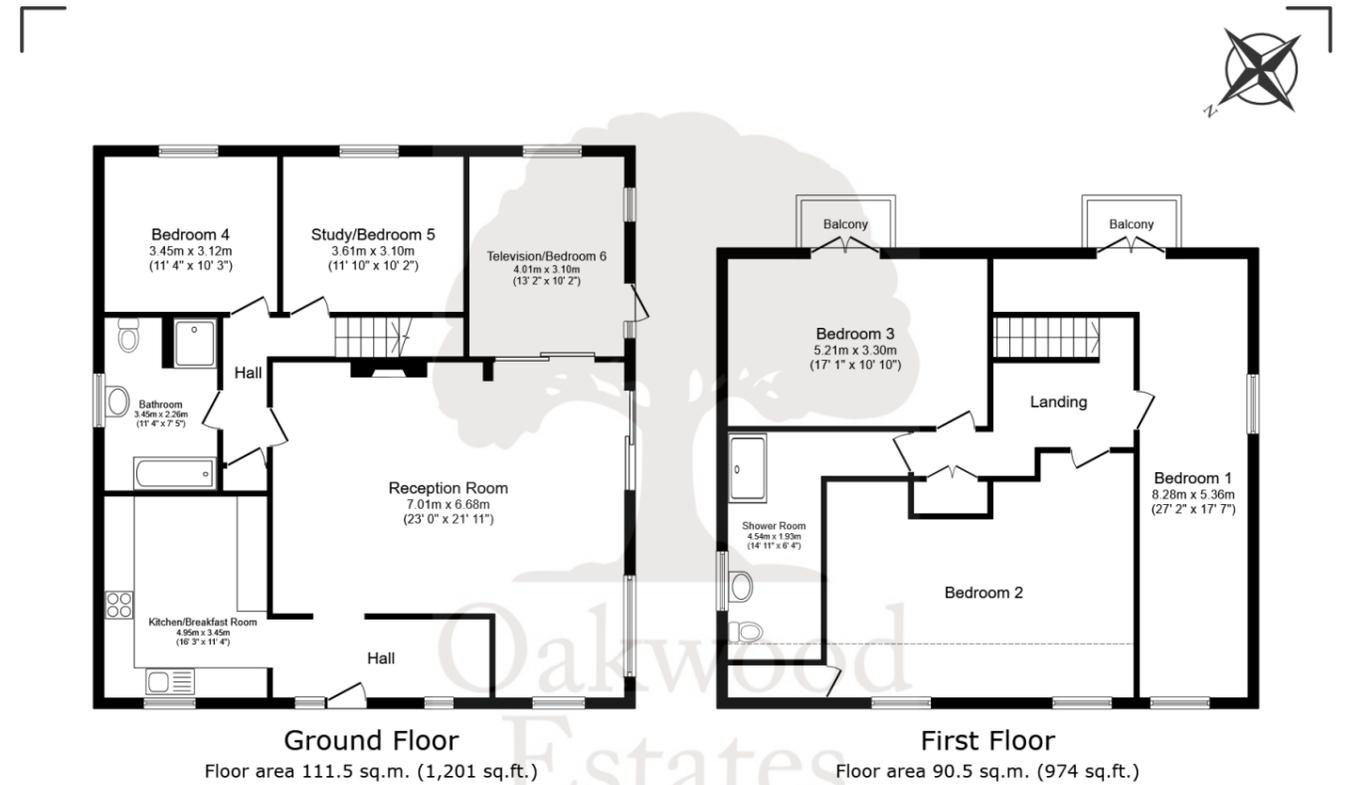


Property Information

-  FREEHOLD PROPERTY
-  PLOT/LAND AREA 0.39 ACRES (1,561.00 SQ.M.)
-  3-6 BEDROOMS
-  LARGE GARDEN WITH VIEWS OVER THE RIVER COLNE
-  DRIVEWAY PARKING
-  COUNCIL TAX BAND F (£2,820 P/YR)
-  NO ONWARD CHAIN
-  1-4 RECEPTIONS
-  END OF CUL-DE-SAC
-  CLOSE TO WEST DRAYTON STATION AND SHOPS

					
x6	x3	x2	x3	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Total floor area: 202.0 sq.m. (2,175 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



Tenure

Freehold Property

Council Tax Band

F (£2,820 p/yr)

Plot/Land Area

0.39 Acres (1,561.00 Sq.M.)

Mobile Coverage

5G Voice and Data

Internet Speed

Ultra Fast

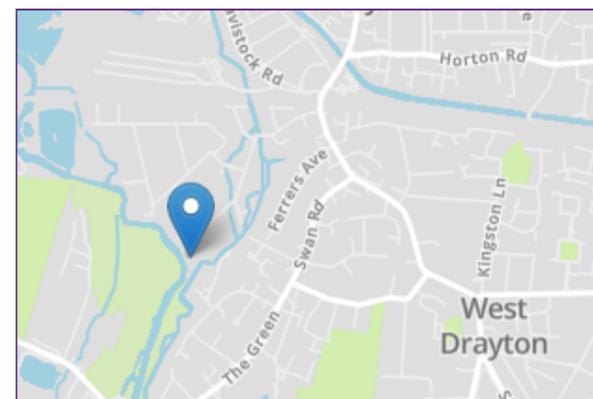
Location

Frays Avenue is ideally positioned within one of West Drayton's most sought-after residential neighbourhoods, offering an enviable combination of peaceful surroundings and everyday convenience. The location places residents within easy reach of a wide range of local amenities, reputable schools, and excellent transport connections, making it particularly appealing to families and professionals alike.

The property also benefits from superb connectivity to Stockley Business Park, a major commercial hub, as well as well-served local bus routes and London Heathrow Airport, ideal for commuters and frequent travellers. For those travelling by car, the area provides immediate and convenient access to the M4, M40, and M25 motorways, ensuring straightforward routes into Central London and the wider motorway network.

Schools

The property is well served by a range of local schools, all within close proximity. St Catherine Catholic Primary School is just a short walk away while Laurel Lane Primary School is also nearby. St Matthew's CofE Primary School, West Drayton Academy, and St Martin's Church of England Primary School are all conveniently situated within the area. The Skills Hub and Rabbsfarm Primary School are also easily accessible, along with The Young People's Academy. In addition, Cherry Lane Primary School and Wings School Notts are within comfortable reach, providing a broad selection of educational options for families.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	82