

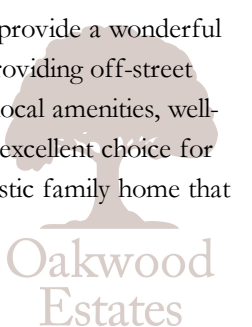


Oakwood Estates are pleased to offer to the market a beautifully presented and deceptively spacious three-bedroom semi-detached family home, ideally situated on the highly desirable Fairway Avenue in West Drayton.

Offering well-proportioned accommodation throughout, this attractive property is perfectly suited to modern family living and is conveniently located within easy reach of West Drayton Station, providing excellent connections via the Elizabeth Line into Central London and beyond.

The ground floor features a welcoming entrance hall leading to a superb 19ft lounge/dining room, creating a bright and versatile living space ideal for both everyday family life and entertaining guests. Large windows allow for an abundance of natural light, while the dining area enjoys pleasant views over the rear garden. The modern fitted kitchen is well-appointed with a range of contemporary units, ample work surfaces, and space for appliances. To the first floor are three well-sized bedrooms and a stylish family bathroom fitted with a modern suite. Additionally the property has CAT V data points in all bedrooms and living room to ensure no WIFI drop out or speed loss when working from home, this was added when a full re-wire was carried out at point of renovation. This includes hard wired heat, smoke and CO2 alarms around the property.

Outside, the property continues to impress with a beautifully landscaped rear garden, thoughtfully designed to provide a wonderful outdoor space for relaxation, entertaining, and family enjoyment. To the front, there is a private driveway providing off-street parking, along with the added benefit of a garage. The property is conveniently positioned close to a range of local amenities, well-regarded schools, shops, and leisure facilities, whilst West Drayton Station is within easy reach, making this an excellent choice for commuters. Combining generous living space, modern interiors, and a highly convenient location, this is a fantastic family home that must be viewed to be fully appreciated. Viewing is highly recommended.



Property Information

-  FREEHOLD
-  THREE-BEDROOM SEMI-DETACHED FAMILY
-  MODERN FITTED KITCHEN
-  GARAGE
-  STYLISH FAMILY BATHROOM
-  COUNCIL TAX - BAND D
-  SPACIOUS 19FT LOUNGE/DINING ROOM
-  PRIVATE DRIVEWAY OFFERING OFF-STREET PARKING
-  CONVENIENTLY LOCATED CLOSE TO LOCAL SHOPS, SCHOOLS, AND AMENITIES
-  WITHIN EASY REACH OF WEST DRAYTON STATION AND THE ELIZABETH LINE

					
x3	x1	x2	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Tenure

Freehold

Council Tax

Band D (£2,045.46 p/yr)

Plot/Land Area

0.05 Acres (200.00 Sq.M.)

Mobile Coverage

5g Voice and data

Internet Speed

Ultrafast

Transport Links

Fairway Avenue enjoys excellent transport connections, making it a convenient location for commuters and families alike. The property is within easy reach of West Drayton Station, approximately half a mile away, providing fast Elizabeth Line services to Central London, Heathrow Airport, Paddington, Canary Wharf and beyond. Regular local bus routes operate throughout the surrounding area, offering convenient links to Uxbridge, Hayes, Hounslow and Heathrow. For motorists, the M4, M25 and A40 are all easily accessible, providing excellent road connections across London and the wider South East. Heathrow Airport is also just a short drive away, making Fairway Avenue particularly well positioned for both domestic and international travel.

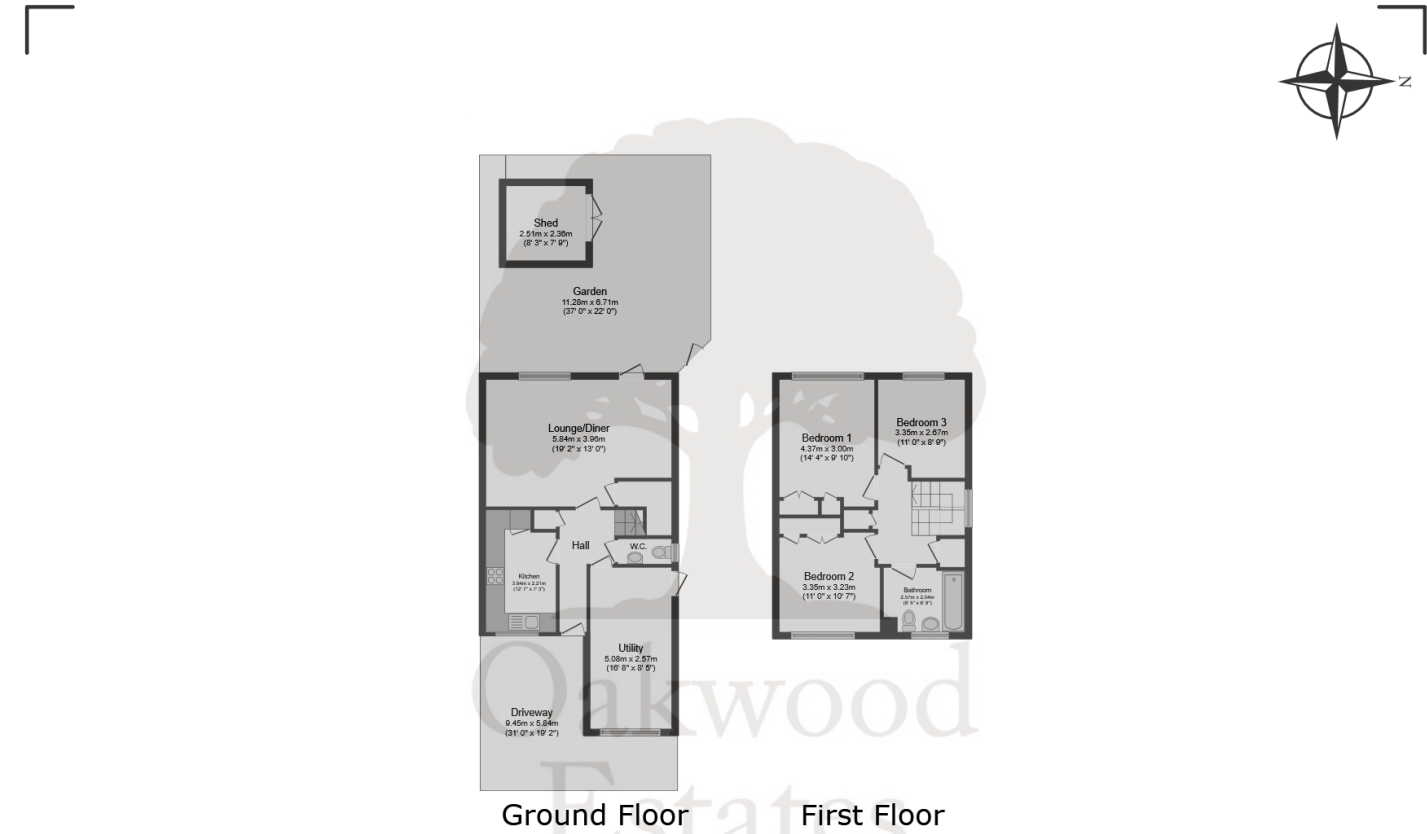
Schools

Fairway Avenue is well placed for families, with a number of highly regarded schools located within easy reach. The nearest primary school is St Catherine Catholic Primary School, situated approximately 0.4 miles away, while St Matthew's CofE Primary School is around 0.5 miles from the property. Other nearby options include Rabbsfarm Primary School (0.7 miles), West Drayton Primary School (0.8 miles) and Laurel Lane Primary School (0.9 miles). For secondary education, Park Academy West London is approximately 1.1 miles away, with Bishopshalt School and Uxbridge High School both within around 2 miles. The excellent selection of local schools makes Fairway Avenue an attractive location for families with children of all ages.

Council Tax

Band D

Floor Plan



Total floor area: 106.5 sq.m. (1,146 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](#)

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