



With timeless elegance and generous proportions this charming four bedroom detached chalet style bungalow invites you to savour its unique charm of yesteryear tastefully blending the modern inclusions. Benefits include off road parking for four cars with own driveway leading down to a garage, a good-sized entrance hall, downstairs bathroom, two reception rooms, large 18FT kitchen/ breakfast room, three bedrooms and a shower room on the first floor, and generous sized 100FT garden.

Nestled in one of West Drayton's most desirable areas, Sunray Avenue is strategically located within proximity to local amenities, schools, and transportation links, providing an excellent balance between tranquillity and accessibility. There is also excellent access to Stockley Business Park, local bus routes and London Heathrow Airport. For the motorist, there is immediate access to the M4, M/A40 and M25 motorways.

Property Information

-  **FOUR BEDROOM DETACHED CHALET BUNGALOW**
-  **POPULAR COVETED AREA**
-  **100FT REAR GARDEN**
-  **18FT KITCHEN BREAKFAST ROOM**
-  **OFF ROAD PARKING FOR FOUR CARS**
-  **TWO RECEPTION ROOMS**
-  **TWO BATHROOMS**
-  **CHAIN FREE**
-  **INTERCONNECTING LIVING ROOM & DINING ROOM**
-  **GARAGE APPROACHED VIA OWN DRIVEWAY**

					
x4	x2	x2	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Interior

The main front door leads to a large reception hallway that has Tudor beams to ceiling, quarry tiled floor and door opening into the living room, which interconnects with the Dining room and has double aspect windows to both sides of the property and bay window to front aspect. Tudor beams continue through both rooms on the ceiling and some of the walls, and brick-built fireplace is situated in the living room with sleeper mantelpiece. An inner lobby has doors to a ground floor three-piece bathroom suite, bedroom four with fitted wardrobes and windows to both rear and side aspects and a ground floor open plan kitchen and breakfast room. The kitchen/ breakfast room has Tudor beams to ceiling and a modern country style fitted kitchen with integrated appliances, a staircase leads upstairs to the first-floor lobby, with a door leading through to bedroom one with double aspect windows to both front and side, both bedrooms two and three overlook the rear garden and a shower room completes the first-floor layout.

Exterior

The front garden has a small lawned area and is mainly shingle pea up the driveway and just in front of the property, this provides off road parking for up to four cars. Side access leads down both side of the property with its own driveway extended down to a garage and rear garden. The rear garden is approximately 100FT long and is mainly laid to lawn with mature trees and various flower and shrubs borders scattered across the garden and around a crazy paved patio.

Schools

St Catherine's Primary School - 0.9 miles
 West Drayton Academy - 0.9 miles
 Laurel Lane Primary School - 1.3 miles
 Cherry Lane Primary School - 1.4 miles
 St Martins Primary School - 1.4 miles

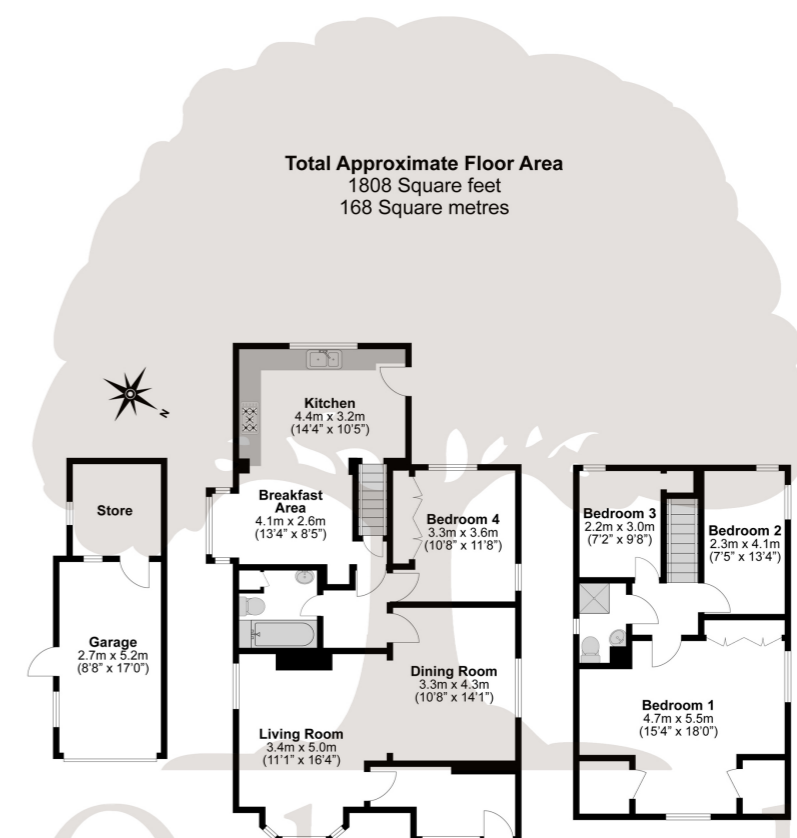
Transport Links

West Drayton Train Station - 0.5 miles
 Hayes and Harlington Train Station - 3.1 miles
 Uxbridge Underground Station - 3.1 miles

Council Tax

Band G

Floor Plan



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.

