



## 31 Ferrers Avenue West Drayton Middlesex UB7 7AA

£2,700 PCM Unfurnished

- Extended Detached Bungalow • Three Double Bedrooms • Large Living Room • Dining Room • Fitted Kitchen • Conservatory • Gas Central Heating • Ample Parking • Detached Garage

Situated on the much favoured and prestigious 'Ferrers Avenue'. A substantial three bedroom detached chalet style bungalow which would meet the needs of the discerning tenant. The well planned and generous accommodation comprises an entrance hall, spacious living room with opening to a conservatory, dining room, kitchen, large main bedroom, two further bedrooms and two bathroom (shower room & wet room). Externally there is ample parking to the front and a generous garden to the rear. The property is within walking distance of the mainline/Elizabeth line (which is within zone 6 using oyster) railway station, schools, independent shops, supermarkets and bus routes. The town centre of Uxbridge, the motorway network, Stockley Business Park, London Heathrow Airport are all within easy motoring distance. Council tax band F. Based on the rent of £2,700.00, a deposit of £3,115.00 will be required (equivalent of five weeks rent). Available Immediately on a 12 month tenancy.



SCAN TO APPLY  
[www.rwhitley.co.uk/tenancy-application/](http://www.rwhitley.co.uk/tenancy-application/)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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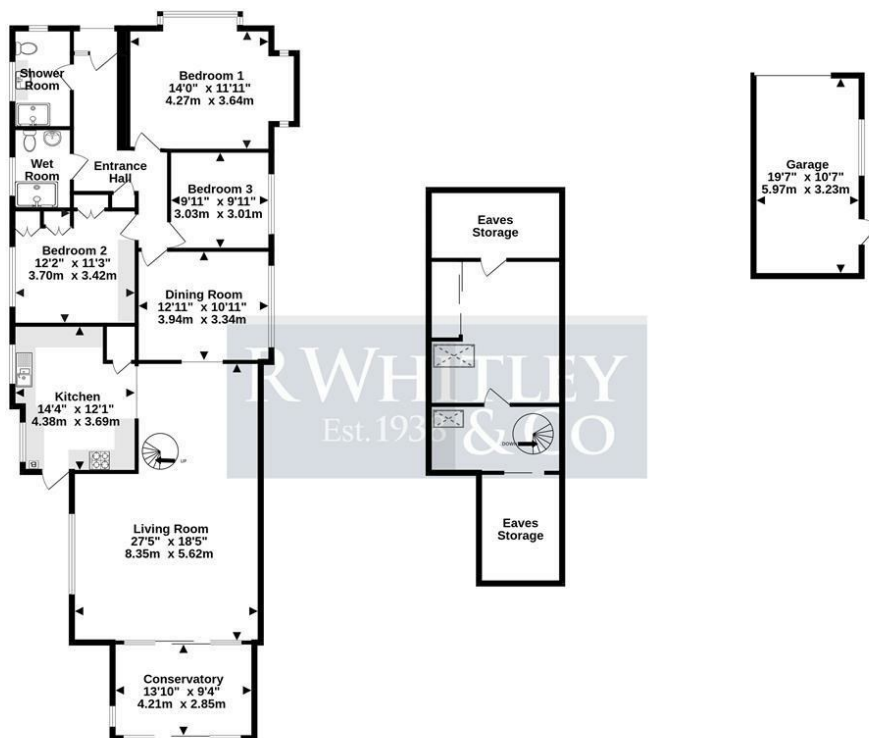
£2,700 PCM

RWHITLEY  
Est. 1938 & Co

GROUND FLOOR  
1533 sq. ft. (142.4 sq.m.) approx.

FIRST FLOOR  
447 sq. ft. (41.5 sq.m.) approx.

GARAGE  
207 sq. ft. (19.2 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES FIRST FLOOR AND GARAGE

TOTAL FLOOR AREA: 1533sq.ft. (142.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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For clarification we wish to inform prospective tenants that we have prepared these particulars as a general guide only. No responsibility is taken for any errors, omissions or mis-statements. The property may be left furnished, part furnished or unfurnished and it should not be assumed that the furnishings, floor coverings (including fitted carpets), curtains, blinds and other window dressings, furnishing (fitted or otherwise) and the white goods as seen at the time of viewing are to be included in the tenancy. These particulars do not constitute nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co.



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