



93 Drayton Gardens West Drayton Middlesex UB7 7LH

£2,250 Per Calendar Month Unfurnished

- Modernised & Refurbished Semi-Detached House
- 3 Bedrooms
- 'Prized' Drayton Gardens
- Tastefully Presented In Neutral Tones Throughout
- Newly Fitted Kitchen, Shower Room & Family Bathroom
- Living Room With Bay Window
- Garden Office (with Network Point)
- Parking



SCAN TO APPLY
www.rwhitley.co.uk/tenancy-application/

This unfurnished Three Bedroom Semi-Detached House has been subject to a recent and extensive modernisation and refurbishment programme to meet the needs of a discerning tenant. Nestled in a sought after cul-de-sac within the prized Drayton Gardens the property has been tastefully improved and upgraded and boasts a newly fitted kitchen with dining space forming a rear extension, living room with bay window flooding the room with natural light, newly fitted ground floor shower room, newly fitted luxury first floor family bathroom two spacious double bedrooms both with fitted wardrobes and a single bedroom. Other features include a generous rear garden with a decked entertainers space and a garden office, off street parking, double glazing and gas central heating. London Heathrow Airport, the motorway network and The Stockley Business Park are all within easy motoring distance. Also within short walking distance of West Drayton Train Station (GWR & Elizabeth Lines). Council tax band D. Based on the rent of £2,250 pcm a deposit of £2,596.00 is required (equivalent to 5 weeks rent). Available immediately on a 12 month tenancy.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

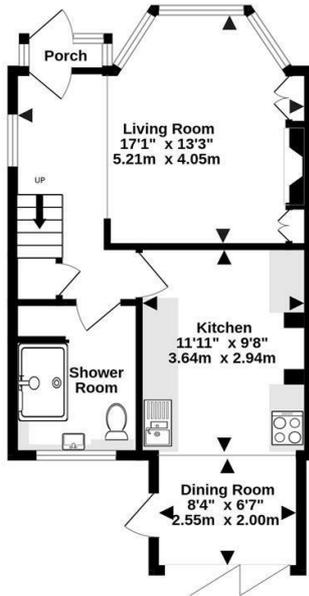
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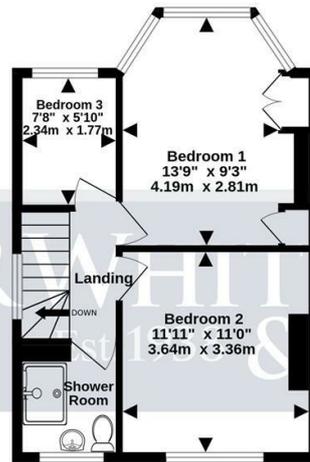
RWHITLEY & CO

Est. 1938

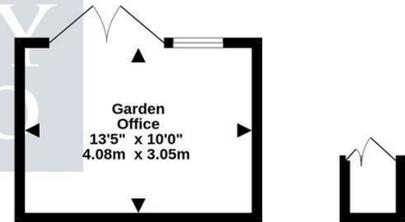
GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



FIRST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



OUTBUILDINGS
145 sq.ft. (13.4 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES OUTBUILDINGS

TOTAL FLOOR AREA : 834sq.ft. (77.5 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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