



30 Edgar Road West Drayton Middlesex UB7 8HW

£1,900 Per Calendar Month Unfurnished

- Unfurnished semi-detached house • 3 bedrooms • Spacious fitted kitchen • 2 reception rooms • Bathroom & cloakroom • Gas central heating • Rear garden



SCAN TO APPLY

An opportunity to rent a spacious unfurnished semi-detached house conveniently located in a central residential road just a few minutes walk from the town centre, schools, Elizabeth Line/Mainline Railway Station, bus routes and Stockley Business Park. The property, which features a fitted kitchen, bathroom with shower over bath, cloakroom, 3 bedrooms, two reception rooms and garden with patio area also benefits from gas fired central heating and double glazing. London Heathrow Airport, the motorway network and business and shopping centres such as Uxbridge, Slough and Hayes are all within easy motoring distance. Council tax band D. Based on the rent of £1,900 a deposit of £2,192 will be required (equivalent of five weeks rent). Available immediately on a 12 month tenancy.

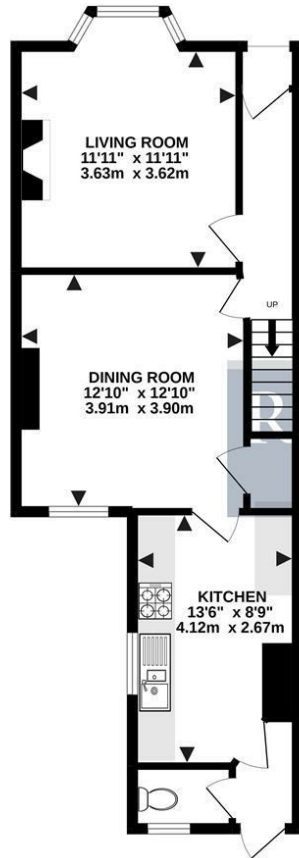
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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R WHITLEY
Est. 1938 & CO

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1035 sq.ft. (96.2 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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