



23 Pippins Close West Drayton UB7 7XQ

£1,700 Per Calendar Month Unfurnished

- Two bedroom House • Unfurnished • Close local amenities • Cul-de-sac location • Rear garden • Allocated parking

Unfurnished inner terrace house offering well-planned and comfortable accommodation. Situated in a quiet residential cul-de-sac, this property benefits from a spacious living room, modern fitted kitchen, bathroom with shower over bath, two double bedrooms, gas central heating, an easy-to-maintain garden, and allocated parking.

The Closes recreational ground, local shops, bus routes, and West Drayton High Street are all within walking distance. The property is also conveniently located for access to Stockley Business Park, the motorway network, and London Heathrow Airport, all just a short drive away.

Council Tax Band: D.

Based on the monthly rent of £1,700, a deposit of £1,961 is required (equivalent to five weeks' rent).

Available immediately on a 12-month tenancy



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		77	92
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

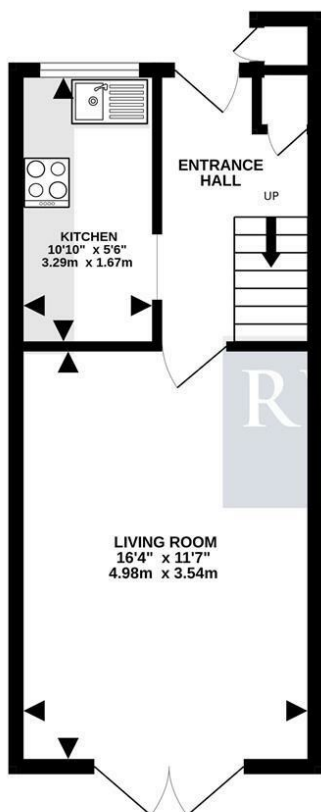
23 Pippins Close UB7 7XQ

£1,700 Per Calendar Month

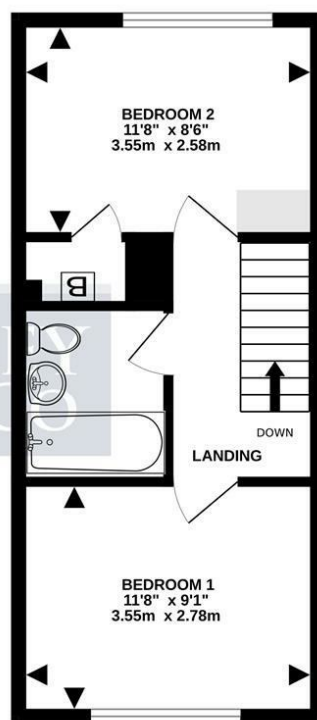
RWHITLEY & Co

Est. 1938

GROUND FLOOR
319 sq.ft. (29.7 sq.m.) approx.



FIRST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 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.
Made with Metropix ©2023



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.



01895 424056

lettings@rwhitley.co.uk

Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA