



## 77 Drayton Gardens West Drayton Middlesex UB7 7LQ

£2,400 PCM Unfurnished

- Extended Three Bedroom Semi-Detached House • Living Room with Bay Window • Dining Room • Kitchen • Downstairs Shower Room/Utility Area • Upstairs Shower Room • Gas Central Heating • Garage • Garden

This unfurnished three bedroom semi-detached house is nestled within a sought after cul-de-sac in the prized 'Drayton Gardens'. The accommodation comprises a spacious living room with large bay window, dining room opening to the fitted kitchen with double doors out to the rear garden, and a downstairs shower room/utility area. To the first floor there are two double bedrooms (one with a bay window), a third single bedroom and a shower room/WC. Other features include a garage, 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 (Elizabeth Line). Council tax band D. Based on the rent of £2,400 pcm a deposit of £2,769.00 is required (equivalent to 5 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/)

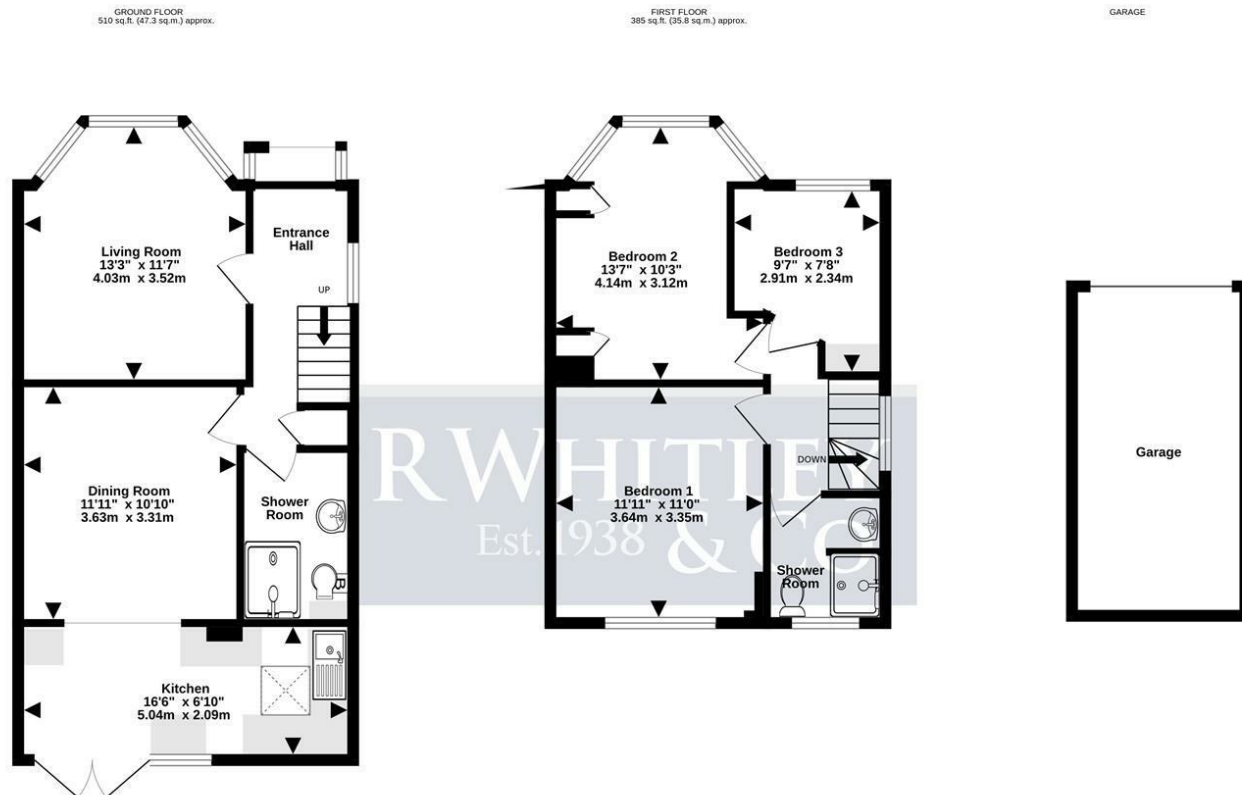
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>66</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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**RWHITLEY**  
Est. 1938 & Co



TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 894sq.ft. (83.1 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 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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