



13 Mill Road West Drayton Middlesex UB7 7EQ

£2,300 PCM Furnished

- Available Immediately • Three Bedrooms • Gas Central Heating • Delightful Rear Garden • Double Glazing • Downstairs WC • Living/Dining Room • Parking

This three-bedroom semi-detached home offers spacious and well-planned accommodation within the Conservation Area. Accommodation includes living/dining room with bay window and patio doors to a conservatory, a well-kept galley kitchen, cloakroom/WC, and three generous bedrooms upstairs alongside a family bathroom with separate WC. The standout feature is the beautifully landscaped, secluded rear garden with multiple terraces, a sweeping path, pergola, and mature borders. Additional benefits include driveway parking for two cars and a convenient location within walking distance of The Green, the town centre, mainline/Elizabeth Line station, and local amenities, with excellent access to Heathrow, motorways, and Uxbridge. Council tax band D. Based on the rent of £2,300.00 a deposit of £2,653.00 will be required (equivalent of five weeks rent). Available immediately on a 12 month tenancy.



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

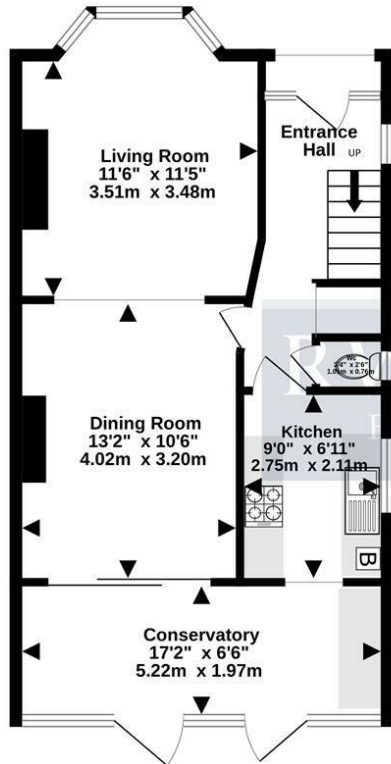
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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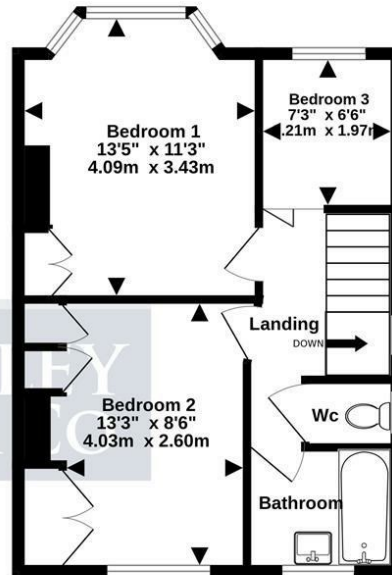
£2,300 PCM

RWHITLEY
Est. 1938 & Co

GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



FIRST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 974 sq.ft. (90.5 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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