

## Almond Avenue, West Drayton, Middlesex, UB7 9EL

- Three bedroom family home
- Large private rear garden
- EPC Rating - C
- En suite
- Unfurnished
- Off street parking
- Available for September
- Council tax band D

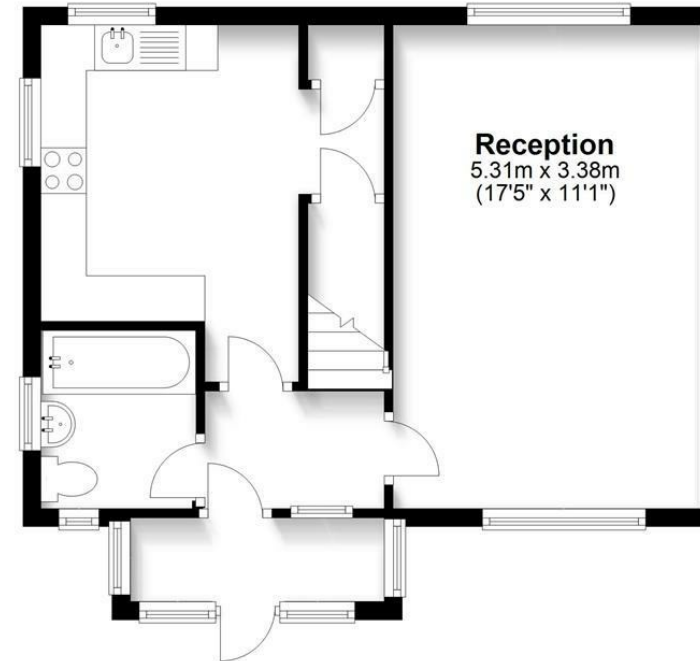
**£2,150 PCM**

### Description

A well presented three bedroom family home in a residential location that benefits from off street parking for up to three cars. The ground floor offers a reception room, bathroom, fitted kitchen and storage. Three well proportioned bedrooms to the first floor with an en-suite shower room to the main bedroom. Large rear private garden with lawn and large decking area. Presented unfurnished and available for September.

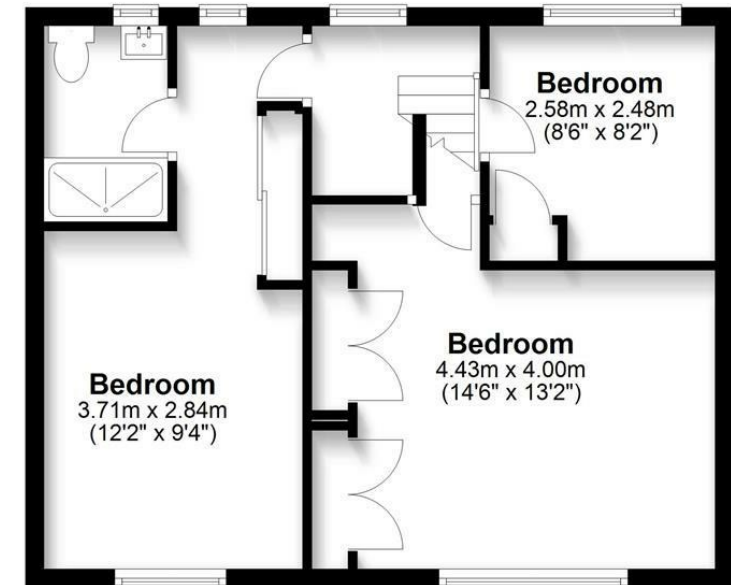
### Ground Floor

Approx. 41.3 sq. metres (445.0 sq. feet)



### First Floor

Approx. 43.9 sq. metres (473.0 sq. feet)



Total area: approx. 85.3 sq. metres (918.0 sq. feet)

### IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts