

# Fairway Avenue

West Drayton • • UB7 7AN

PCM: £2,400 PCM



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A well presented and spacious three bedroom semi detached house to rent located on a quiet road conveniently located within easy reach of Stockley Business Park, West Drayton Station, West Drayton High Street and the M4/M25 Motorways. Sought after local schools are nearby and the property provides great transport links to Hillingdon Hospital and Brunel University.

Features include three double bedrooms, family bathroom with shower, downstairs w/c, spacious lounge, dining area, utility area, large private garden, off street parking and gas central heating.

Available Furnished

Semi Detached House

Three Double Bedrooms

Spacious Lounge

Fitted kitchen with integrated appliances

Dining Area

Bathrooms with shower and downstairs W/C

Private Rear Garden/Off Street Parking

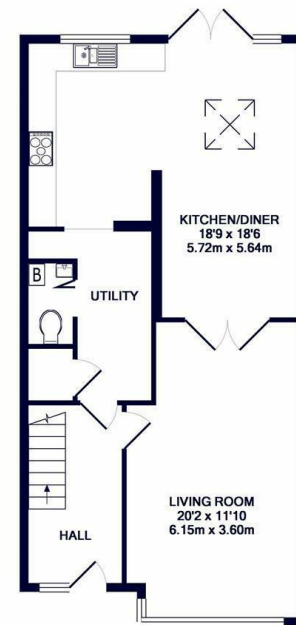
Walking Distance to West Drayton Station

Close Proximity to Stockley Business Park/Hillingdon Hospital

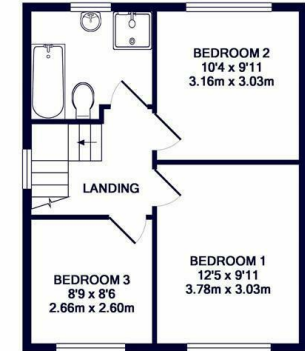
Easy Access to M4/M25 Motorways

Available Date

6th July 2024



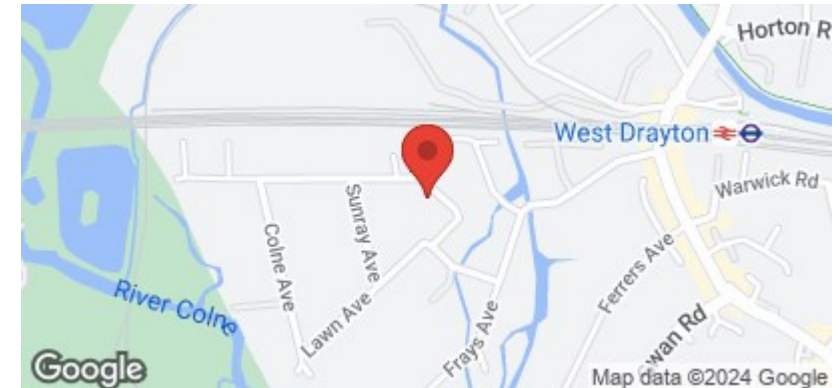
GROUND FLOOR  
APPROX. FLOOR  
AREA 697 SQ.FT.  
(64.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 421 SQ.FT.  
(39.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1118 SQ.FT. (103.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Current Energy Rating: **84**  
Current Environmental Impact Rating: **70**

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.