



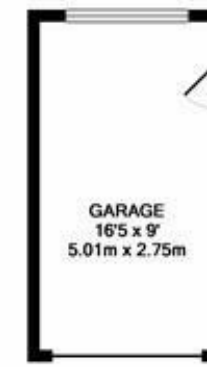
## Coleridge Way, West Drayton, UB7 9HP

- Three bedroom family home
- Front garden
- Available end May
- Large rear garden
- Unfurnished
- EPC Rating- E

**£2,150 PCM**

**Description**

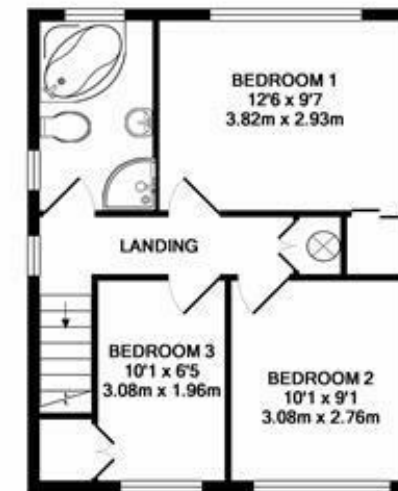
A fabulous three bedroom family home, this property offers a large through lounge, conservatory leading onto a large well maintained garden, fitted kitchen with Bosch and Mele appliances and access to the side. Three well proportioned bedrooms and a family bathroom with corner bath and separate shower cubicle that includes jet sprays. This property has been recently repainted throughout, carpets to the bedrooms and landing and wood laminate flooring to the reception room. Further benefits from off street parking. Presented unfurnished and available end May. Garage is not included.



OUTBUILDING  
APPROX. FLOOR  
AREA 148 SQ.FT.  
(13.8 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 545 SQ.FT.  
(50.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 420 SQ.FT.  
(39.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1114 SQ.FT. (103.5 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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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