



**22 Lych Gate Walk  
Middlesex, UB3 2NW  
£1,800 PCM**

**Deposit required £2,050**

**Available date 6th  
September 2024**

Boasting two double bedrooms, this property offers ample space for a small family or those looking for a spare room or home office.

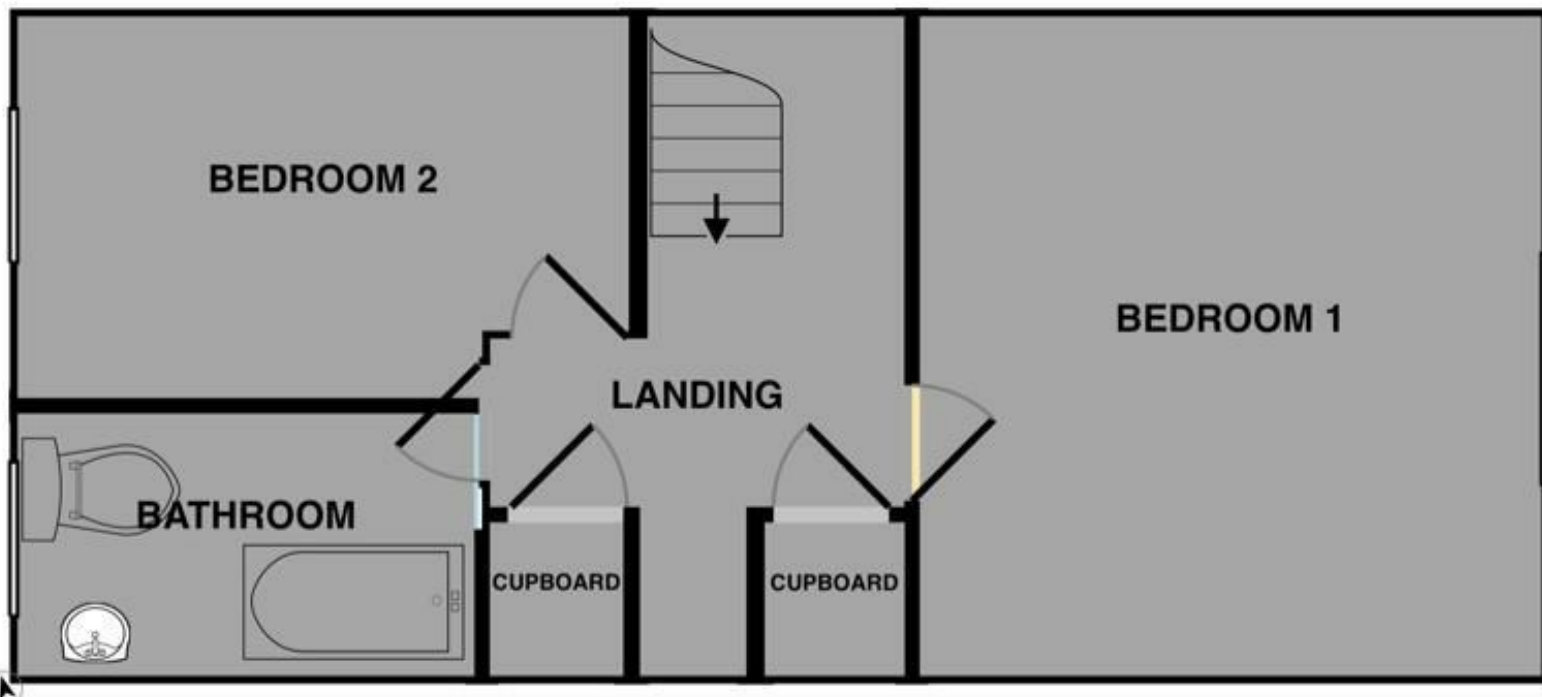
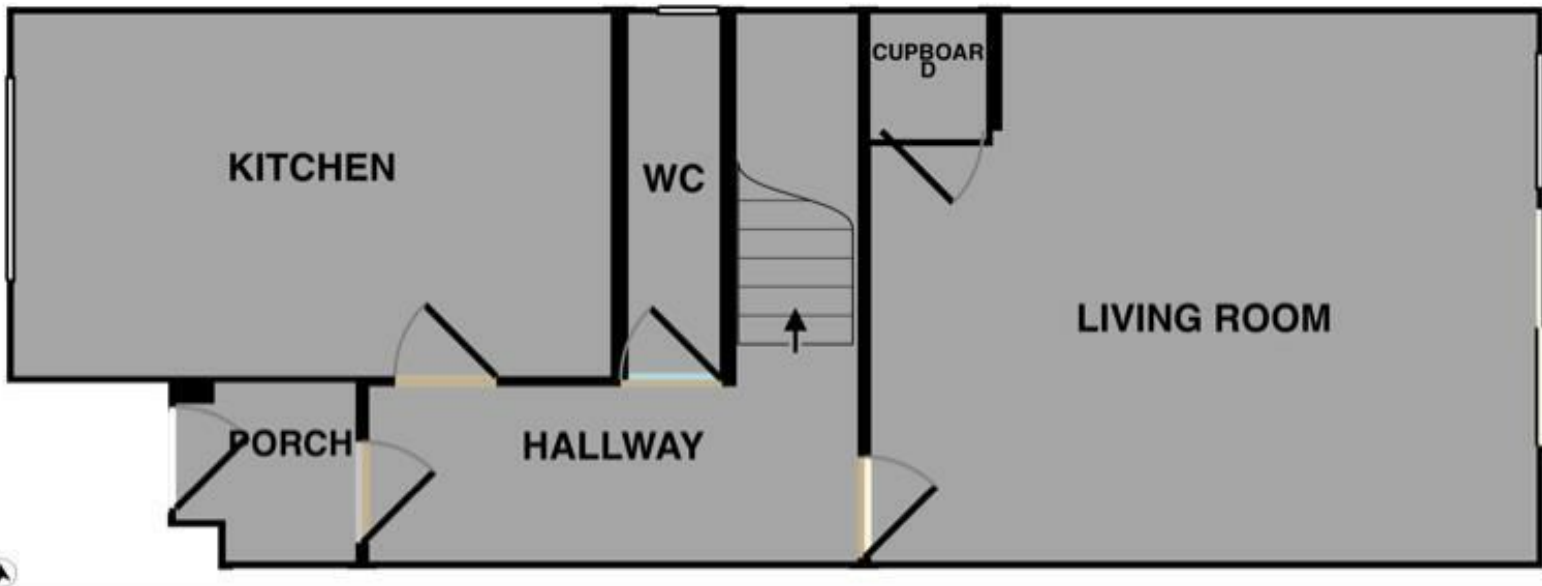
Step inside to find a beautifully refurbished interior, featuring a modern kitchen diner, a cosy living room overlooking the garden, and a contemporary bathroom for unwinding after a long day. The addition of a downstairs cloakroom adds convenience to this lovely home.

With double glazed windows and gas central heating, comfort is guaranteed throughout the seasons. The property also includes its own driveway and allocated parking space, providing hassle-free parking for two vehicles.

Situated in a peaceful cul-de-sac, enjoy the tranquillity of the surroundings while relaxing in the enclosed rear garden.

Part furnished

EPC 'D'  
Council tax 'D'



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	