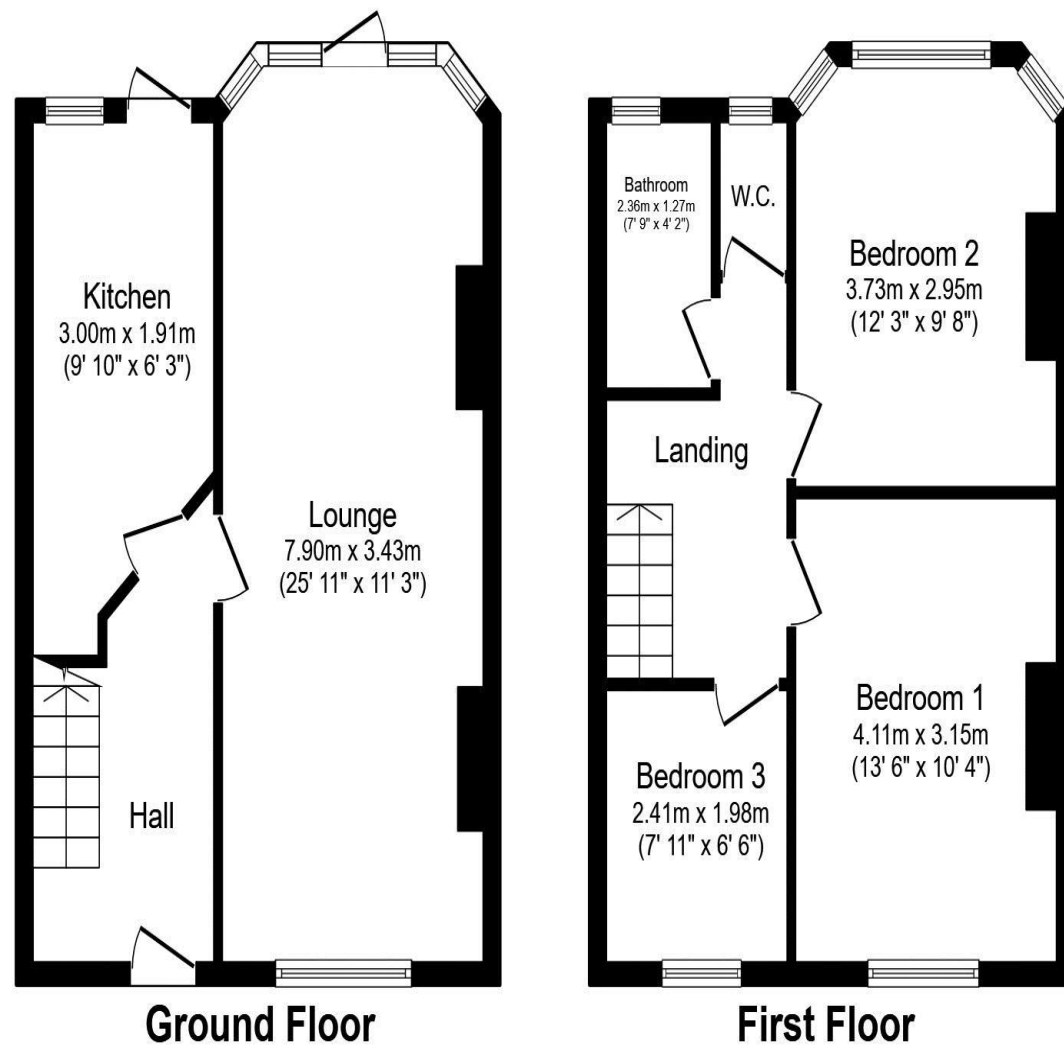


## Rothesay Avenue Greenford UB6 0DA

Price Guide: £475,000



Total floor area 83.6 sq.m. (900 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

FREEHOLD  
London Borough of Ealing  
Council tax band D £1,571.22  
EPC =D

**IMPORTANT** Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Bennett Holmes are pleased to offer this well presented, three bedroom mid terraced house situated in a residential location in North Greenford. The property is within easy reach of the Oldfields Circus shopping parade, bus links and local schools. Within 0.7 miles is Greenford's Central Line Station. Close by is also Northolt 's Central line station, Sudbury Hill's Piccadilly station and Chiltern Railway Lines Stations. Benefits include a through lounge, gas central heating, double glazed windows, potential to extend the property STPP and no upper chain.



- THREE BEDROOMS
- MID TERRACE HOUSE
- THROUGH LOUNGE
- SEPARATE WC AND BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- 0.7 MILES GREENFORD TUBE
- NO UPPER CHAIN

**Rothesay Avenue  
Greenford  
UB6 0DA**

**Price Guide: £475,000**



**Accommodation**

The accommodation briefly comprises a front door opening to the entrance hall with doors to the kitchen and the through lounge. The kitchen has wall and base level units, space for a fridge/ freezer, a gas cooker point, plumbing for a washing machine and there is a door to the rear garden. The through lounge also has a door to the rear garden. Stairs lead to the first floor landing with doors to three bedrooms, the bathroom and the separate WC. There are two double bedrooms and one single bedroom.

Outside the property are front and rear gardens. The rear garden measures approx. 70 ft. There is potential to extend the property STPP.

