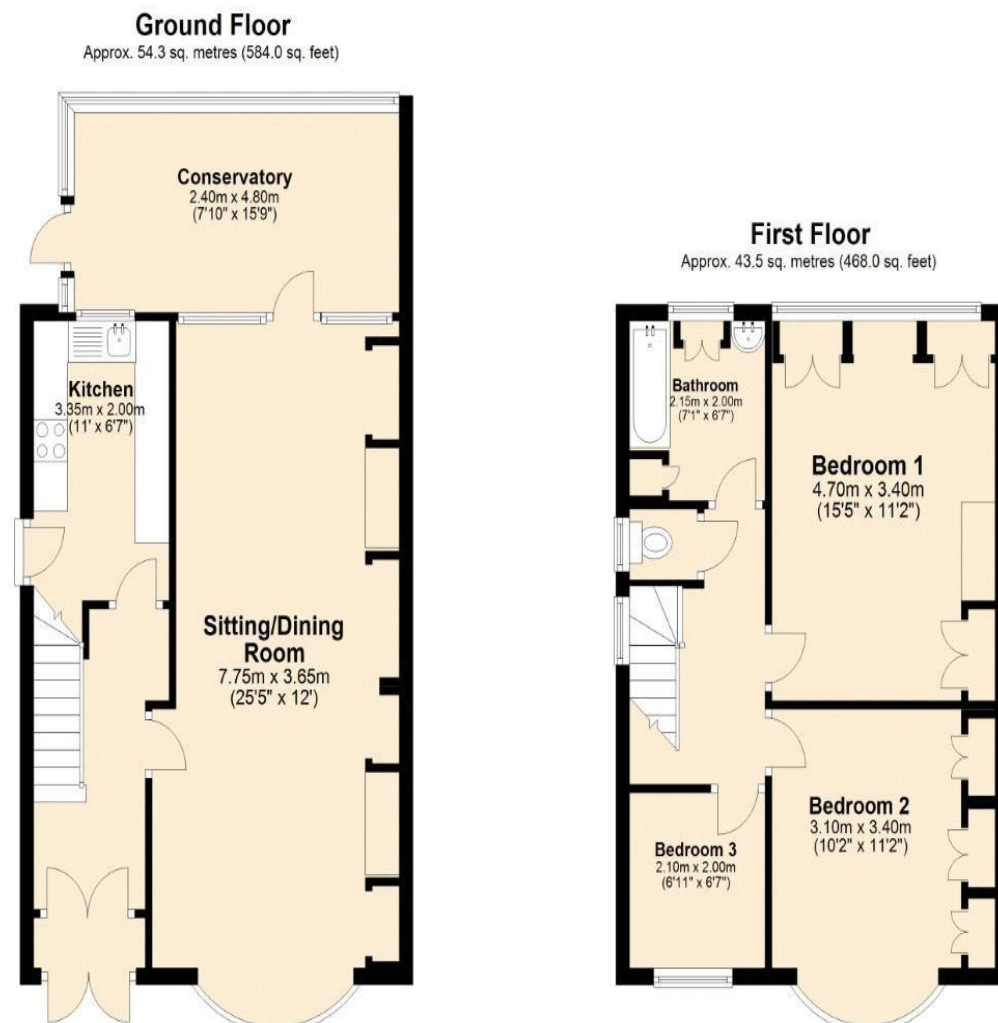


## Whitton Avenue West Greenford UB6 0EF

Price Guide: £525,000



Total area: approx. 97.7 sq. metres (1052.0 sq. feet)

This plan is for illustration purposes only and should be used as such by any prospective purchaser. 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.  
Plan produced using PlanUp.

Freehold  
London Borough of Ealing  
Council tax band E - £2,121.14  
EPC =D

NORTHOLT OFFICE

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**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 three bedroom semi detached house in Greenford. The property is within walking distance to the shopping parade at Oldfields Circus with its array of shops and bus links and local schools. Also within 0.7 miles is Sudbury Hill's shopping and transport facilities to include the Piccadilly Line and Chiltern Railway Line Stations. Other benefits include a lean to rear extension, a through lounge, front and rear gardens, a garage at the rear which is accessed via the rear gated service road, gas central heating and part double glazed windows.



- THREE BEDROOMS
- SEMI DETACHED HOUSE
- THROUGH LOUNGE
- LEAN TO EXTENSION
- FRONT AND REAR GARDENS
- GARAGE AT THE REAR ACCESSED VIA SERVICE ROAD
- GAS CENTRAL HEATING
- PART DOUBLE GLAZED WINDOWS

**Whitton Avenue West  
Greenford  
UB6 0EF**

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**Accommodation**

The accommodation briefly comprises a porch door opening to the front door. The front door opens to the entrance hall with doors to the through lounge and the kitchen. The through lounge has a door to the lean to rear extension. The kitchen is fitted with wall and base level units, a sink and drainer, a gas cooker point, plumbing for a washing machine, space for a fridge/ freezer and there is a door to the rear garden.

Stairs lead to the first floor landing with doors to three bedrooms, the bathroom, separate W.C and there is access to the loft via a pull down ladder. There are two double bedrooms and one single bedroom.

Outside the property are front and rear gardens. There is a garage at the rear of the garden which is accessed via a gated service road.

