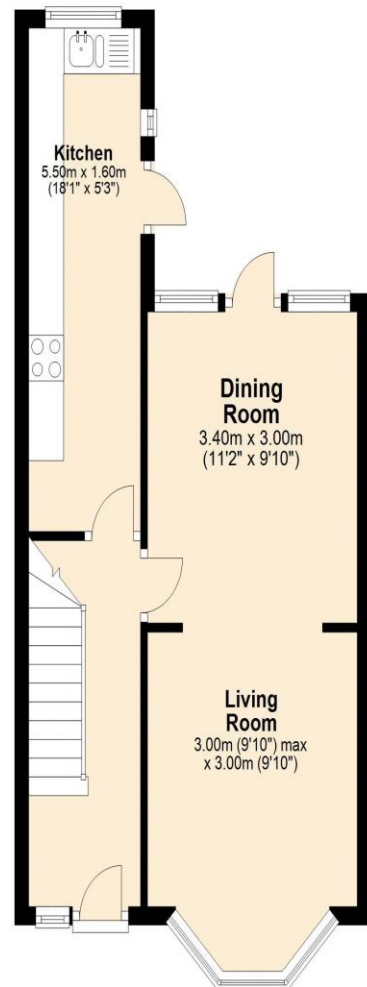


## Rothesay Avenue Greenford UB6 0BZ

Price Guide: £450,000

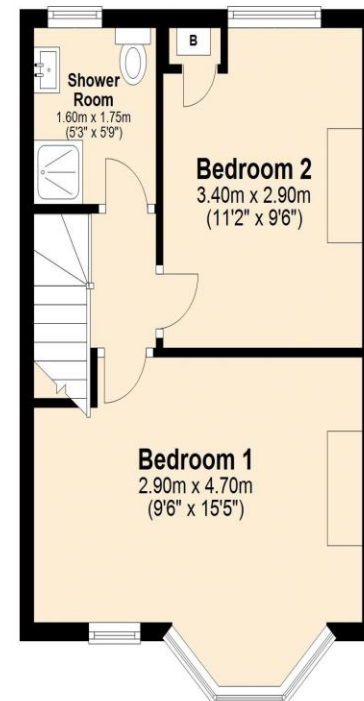
### Ground Floor

Approx. 35.8 sq. metres (385.5 sq. feet)



### First Floor

Approx. 30.2 sq. metres (325.3 sq. feet)



Total area: approx. 66.0 sq. metres (710.8 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 D £1,571.22  
EPC =C

NORTHOLT OFFICE

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

**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, extended, two 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 an extended kitchen, a through lounge, two double bedrooms, gas central heating, double glazed windows, off street parking and no upper chain.



- TWO DOUBLE BEDROOMS
- MID TERRACE HOUSE
- EXTENDED
- GOOD CONDITIION THROUGHOUT
- OFF STREET PARKING
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- OFF STREET PARKING

**Rothesay Avenue  
Greenford  
UB6 0BZ**

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### Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the through lounge and the extended kitchen. The through lounge has patio doors to the rear garden. The kitchen is fitted with wall and base level units and a gas cooker point, plumbing for a washing machine, tumble dryer and a slimline dishwasher . There is also space for a fridge/ freezer. From the kitchen there is a double glazed door to the rear garden. The ground floor has wooden flooring through out.

Stairs lead to the first floor landing with doors to the family shower room, two generously sized double bedrooms and there is access to the loft via a pull down ladder.

Outside the property is a rear garden measuring approx. 70 ft. The garden is mainly laid to lawn with a patio area. To the front is off street parking.

