

19 Greenford Avenue, Hanwell, London, W7 1LD  
020 8567 3219



**Freehold / House - Semi-Detached**

**9, Chilham Close**

**£775,000**

A rare opportunity to purchase this substantial four bedroom semi detached house with the additional benefits of a large, heated outbuilding. The property is well located within a peaceful gated cul de sac and is attractively offered CHAIN FREE.

- Over 1990 Sq Ft Of Living Space
- Four Bedrooms
- Large Heated Outhouse
- Vast Kitchen/Dining Area
- Off Street Parking
- Further Potential To Extend
- Chain Free







**Freehold / House - Semi-Detached**

# Chilham Close, UB6 8AR

£775,000

This substantial four bedroom semi has been well maintained and upgraded by its current owners and enjoys the benefits of an attractive front reception, the rear of the house has been extended and offers a vast kitchen dining area plus a ground floor shower room, all warmed by underfloor heating.

On the first floor are four good size bedrooms plus the family bathroom, with access from the landing to a spacious loft which has been fully boarded, has power, light and a Velux window and offers great potential to extend subject to the usual planning permissions.

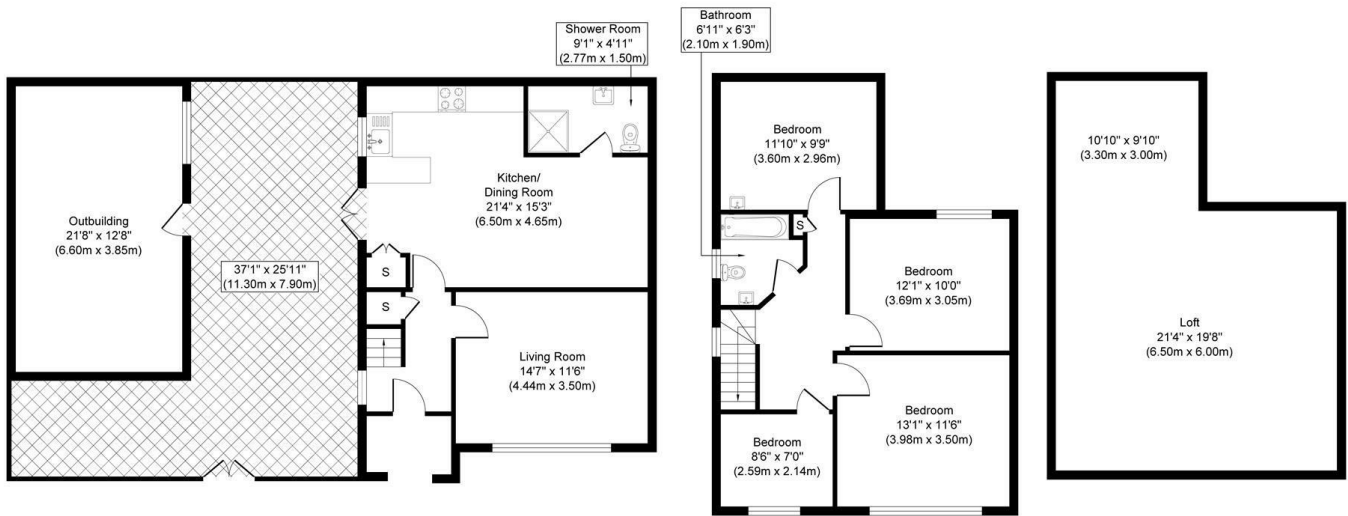
Outside is a multi purpose, brick built outbuilding with central heating, double glazed window, power lighting and its own consumer unit.

The gardens surround the house with a sizable frontage giving off street parking, and a large patio area to the side.

Chilham Close is a peaceful gated cul de sac located close to Perivale Piccadilly Line Station giving quick access into Central London. Many local bus routes give access into Ealing, Acton, Wembley and Greenford, with well regarded schools,



9 Chilham Close Perivale UB6 8AR



Approximate Gross Internal Floor Area 1992.04 sq. ft / 185.06 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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Council Tax Band

E

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.