



Barmouth Avenue Greenford UB6 8JU



77 Barmouth Avenue, Perivale, Greenford, UB6 8JU

£575,000

Gibson Honey are pleased to present to the market this three bedroom end of terrace home, located on the popular Medway Village. This excellent family home briefly comprises: Three good size bedrooms, family bathroom, fitted kitchen, dining room and spacious living room. The property benefits include: Garage, double glazing, gas central heating and off street parking. Set in this highly convenient location, the property is close to local amenities including a wide selection of shops including Tescos and restaurants on the Medway Parade. For families, Selborne Primary School is just a short walk away. For the commuter, the property is close to Perivale tube station and offers easy access to the A40 and A406.

ENTRANCE HALL

Front aspect door, front aspect frosted window, radiator, stairs to first floor landing, doors to:

LIVING ROOM

Front aspect double glazed bay window, coved ceiling, laminate flooring, radiator, gas feature fireplace.

DINING ROOM

Rear aspect double glazed doors to rear garden, coved ceiling, radiator, gas fireplace.

KITCHEN

Rear aspect door to rear garden, rear aspect double glazed window, part tiled walls, laminate flooring, a range of base and eye level storage units, extractor fan, space for gas hob and oven, fridge freezer and washing machine.

FIRST FLOOR LANDING

Side aspect double glazed frosted window, hatch to loft space, doors to:

MASTER BEDROOM

Front aspect double glazed bay window, radiator.

BEDROOM 2

Rear aspect double glazed window, double radiator, fitted wardrobes.

BEDROOM 3

Front aspect double glazed window, radiator.

BATHROOM

Rear aspect double glazed frosted window, downlighting, tiled flooring, shower cubicle, low level wc, pedestal wash basin, heated towel rail.

WC

Side aspect double glazed frosted window, part tiled walls, tiled flooring, low level wc.

GARDEN

Mainly laid to lawn, patio area, panel enclosed fence, garage, access from side gate and access to service road.

GARAGE

Up and over door, access to secure service road, power and lighting.

COUNCIL TAX

London Borough of Ealing - Band D - £1,948.34

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

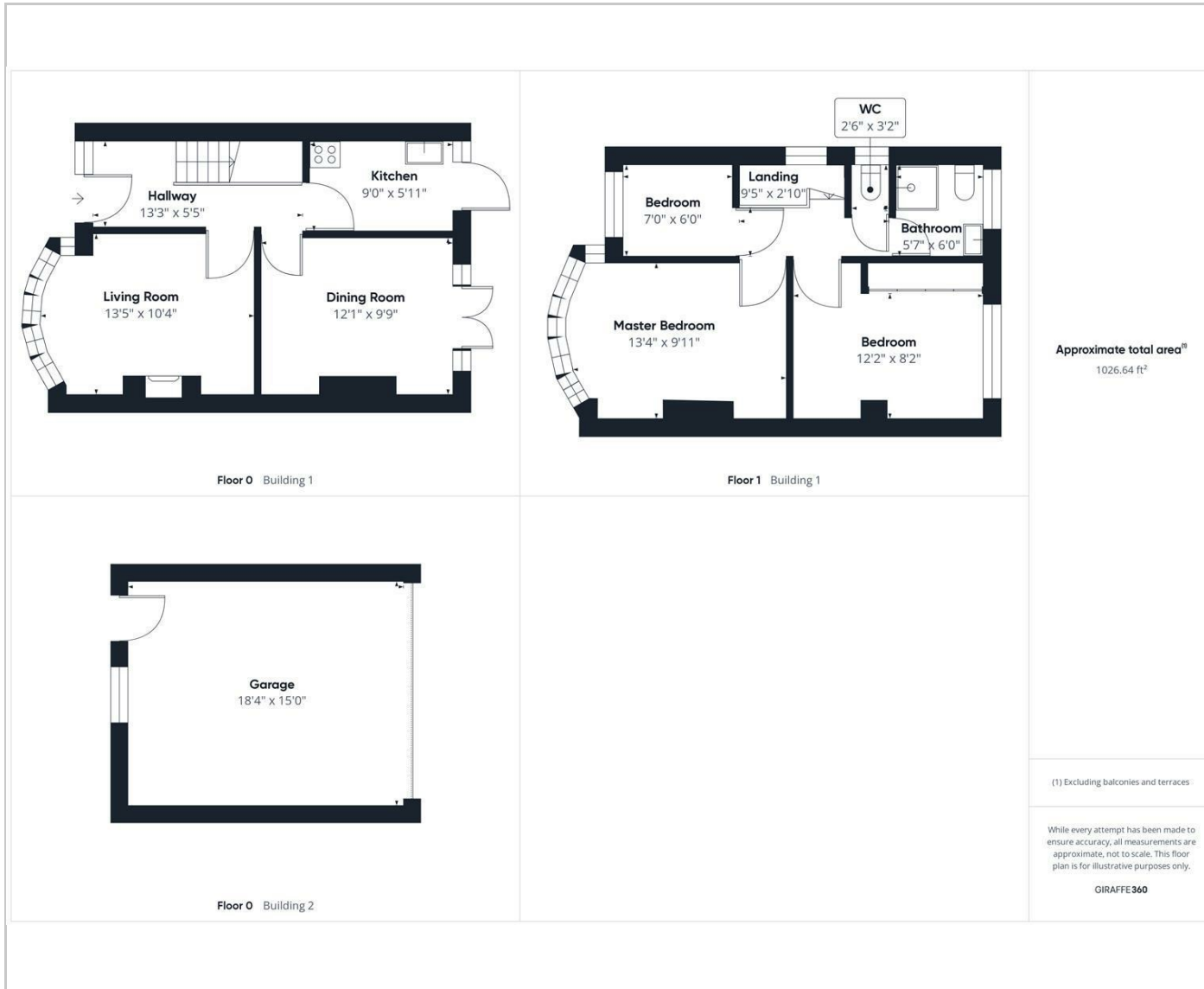
DISTANCE TO STATIONS

Perivale (0.4 miles) - Central Line

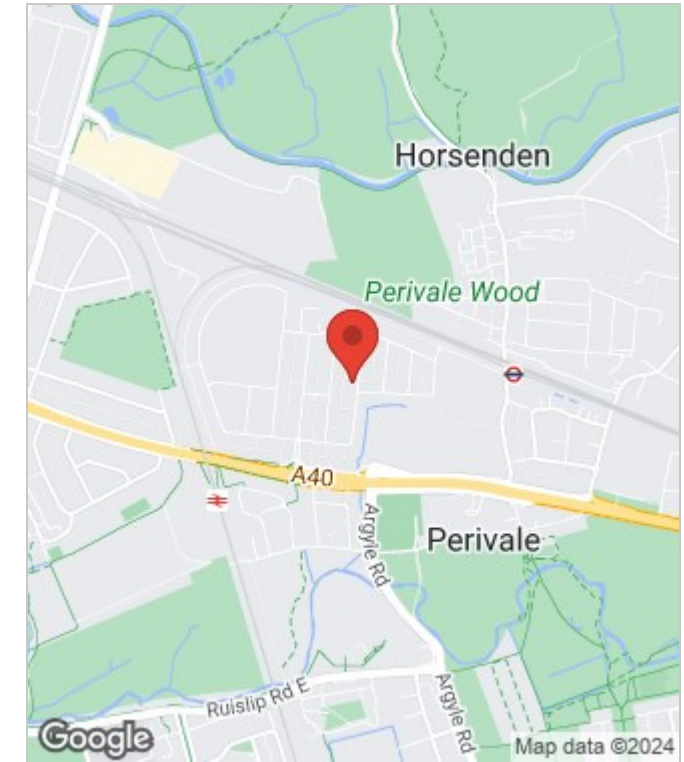
South Greenford (0.5 miles) - National Rail



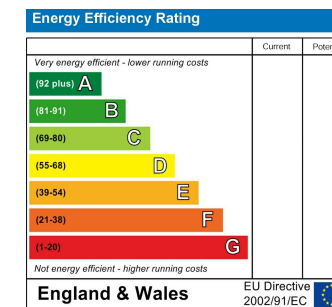
Floor Plans



Area Map



Energy Performance Graph



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