

ALLDAY
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FOR SALE
020 8748 2000

Tavistock Avenue, Greenford, UB6 8AN
£600,000

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£600,000

- Three Bedroom Home
- Nearby To Perivale Station
- Good Condition Throughout
- Additional Wet Room Downstairs
- Potential For Extension (STPP)
- Brand New Double Glazed Windows
- Close Proximity To A40
- Freshly Rendered Exterior
- Improved Insulation
- Freehold

Description

This well presented family home comprises of entrance porch that leads into a bright and inviting reception room, ideal for both relaxation and entertaining, a modern fitted kitchen/ dining room completes this floor.

On the first floor, you will find three generously sized bedrooms, each offering ample natural light and space for personalisation. The family bathroom is conveniently located, ensuring ease of access for all.

Outside, the property boasts a front drive that provides off-street parking, a valuable feature in this sought-after location. The private rear garden is mainly laid to lawn, creating a perfect outdoor space for entertainment. Additionally, there is an outbuilding that can serve various purposes, whether as a workshop, storage, or a home office.

Situation

Tavistock Avenue is a sought-after residential road nestled in the heart of Perivale, a quiet yet well-connected part of Greenford. Perivale Underground Station (Central Line) is just a short walk away, providing direct access to Ealing Broadway, Shepherd's Bush, and Central London within 25–30 minutes. Easy road access to the A40, M40, and North Circular (A406). The area is highly popular with families due to its choice of well-rated schools, including: Perivale Primary School (Ofsted Outstanding) and Greenford High School. Ealing Broadway Shopping Centre offers retail, dining, and leisure choices. As well as Westway Cross Retail Park which is a short drive away, with popular high-street brands and cafés.



Tavistock Avenue, UB6
 Approximate Area = 1064 sq ft / 98.8 sq m
 Outbuilding = 228 sq ft / 21.2 sq m
 Total = 1292 sq ft / 120.0 sq m
 For identification only - Not to scale

Ground Floor

Outbuilding
5.11 x 4.09
16'9 x 13'5

Garden
14.35 x 6.81
47'1 x 22'4

Kitchen /
Dining Room
5.18 max x 2.88 max
17'0 x 9'5

Reception Room
7.64 max x
3.57 max
25'1 x 11'9

Porch

Driveway
6.05 x 5.42
19'10 x 17'9

First Floor

Bedroom
3.68 max x
3.44 max
12'1 x 11'3

Bedroom
3.86 max x
3.44 max
12'8 x 11'3

Bedroom
2.40 max x
1.96 max
7'10 x 6'5

Up

Dn

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	64	77	<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC

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