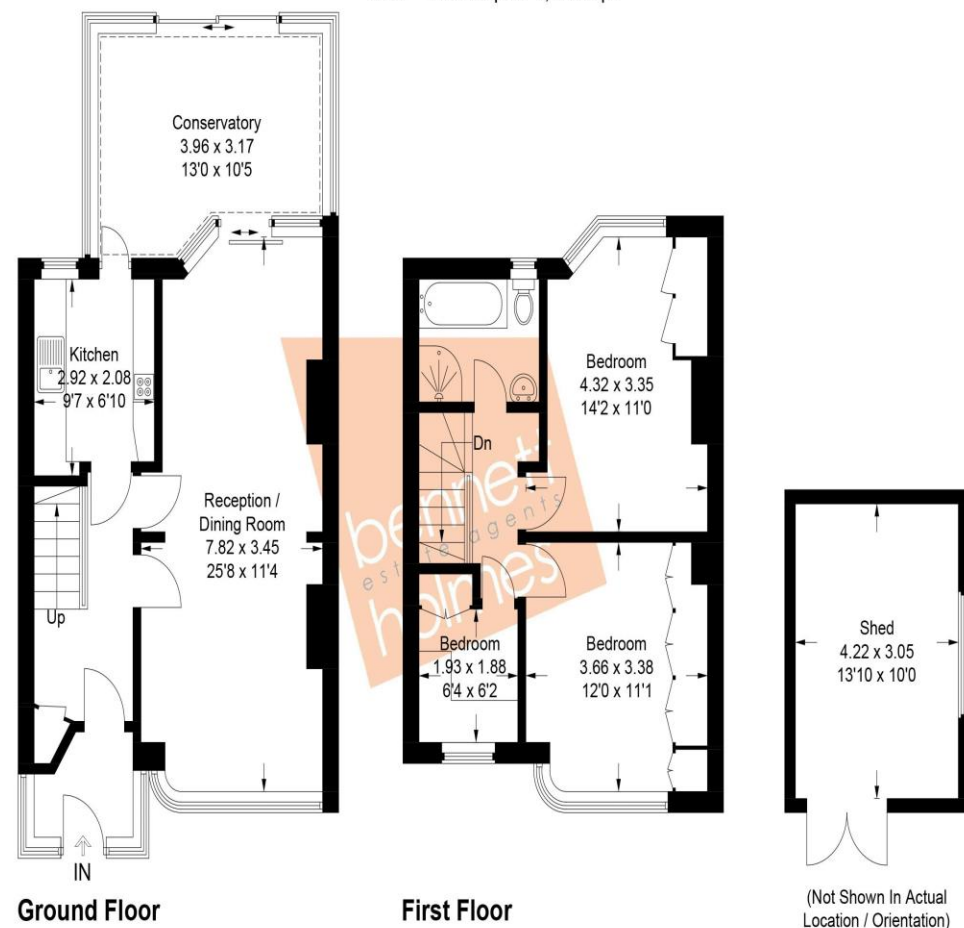


Rothesay Avenue Greenford UB6 0DA

Price Guide: £525,000

Rothesay Avenue

Approximate Gross Internal Area
Ground Floor = 55.3 sq m / 595 sq ft
First Floor = 39.0 sq m / 420 sq ft
Shed = 12.8 sq m / 138 sq ft
Total = 107.1 sq m / 1,153 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Freehold
London Borough of Ealing
Council tax band D - £1,948.34
EPC = D

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

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 three bedroom terrace 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. Also within 0.7 miles is Greenford's Central Line Station and 1.0 miles to Sudbury Hill's Piccadilly and Chiltern Railway Lines Stations. The property is in good decorative order throughout. Other benefits include a through lounge, conservatory, double glazed windows, off street parking, potential to extend the property STPP and no upper chain.



- THREE BEDROOMS
- MID TERRACE HOUSE
- GOOD DECORATIVE ORDER
- CONSERVATORY
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- OFF STREET PARKING
- NO UPPER CHAIN

Rothsay Avenue Greenford UB6 0DA

Price Guide: £525,000



Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the through lounge and the kitchen. The front aspect lounge has a double glazed bay window to the front and sliding patio doors to the rear conservatory. The kitchen is fitted with wall and base level units, a sink and drainer, an integrated 4 ring gas hob with an overhead extractor hood and electric oven. There is plumbing for a washing machine, dishwasher, space for a fridge/ freezer and there is a door to the conservatory. From the conservatory there are double glazed sliding doors to the rear garden. Stairs lead to the first floor landing with doors to three bedrooms and the family bathroom.

There are two double bedrooms and one single bedroom.

The bathroom comprises a panel enclosed bath with a shower unit, wash hand basin and low level w.c.

Outside the property is a rear garden which measures approx. 45 ft.

To the front is off street parking.

