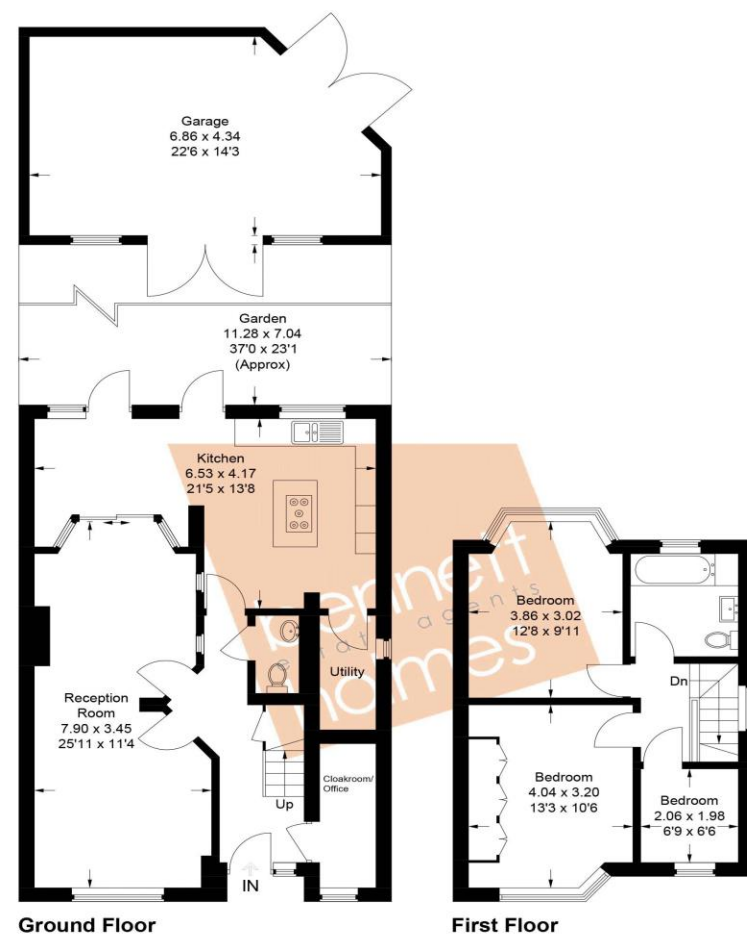


Malden Avenue

Approximate Gross Internal Area
Ground Floor = 67.3 sq m / 724 sq ft
First Floor = 38.1 sq m / 410 sq ft
Garage = 26.9 sq m / 289 sq ft
Total = 132.3 sq m / 1,423 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.

Freehold
London Borough of Ealing
Council tax band D- £2041
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.

Malden Avenue Greenford UB6 0DJ

Price Guide: £610,000



Bennett Holmes are pleased to offer this extended, three bedroom end of terrace house located on a quiet, residential road in Greenford. The property is convenient for a number of well regarded local schools as well as being 0.5 miles to Sudbury Hill's shopping and transport facilities to include the Piccadilly Line tube station. Other benefits include a through lounge, extended kitchen/ diner, utility room, downstairs WC, a garage at the rear accessed via the gated rear service road, off street parking, gas central heating, double glazed windows and potential to extend STPP.



- THREE BEDROOMS
- EXTENDED TO THE SIDE AND REAR
- END OF TERRACE
- THROUGH LOUNGE
- DOWNSTAIRS WC
- UTILITY ROOM
- OFF STREET PARKING
- GARAGE AT THE REAR

Malden Avenue Greenford UB6 0DJ

Price Guide: £610,000



Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the cloakroom/ office, the through lounge, downstairs WC and the kitchen. The extended kitchen/ diner is fitted with base and wall level units, a sink and drainer, an integrated grill and oven. An island with an integrated 5 ring gas hob with an overhead extractor hood. From the kitchen there is a door to the utility room and 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.

Outside the property is a rear garden which measures approx. 40 ft and is mainly laid to lawn with a patio area. To the rear of the garden is a garage. The garage can be accessed via the gated rear service road.

To the front of the property is off street parking.

There is potential to extend the property STPP.

