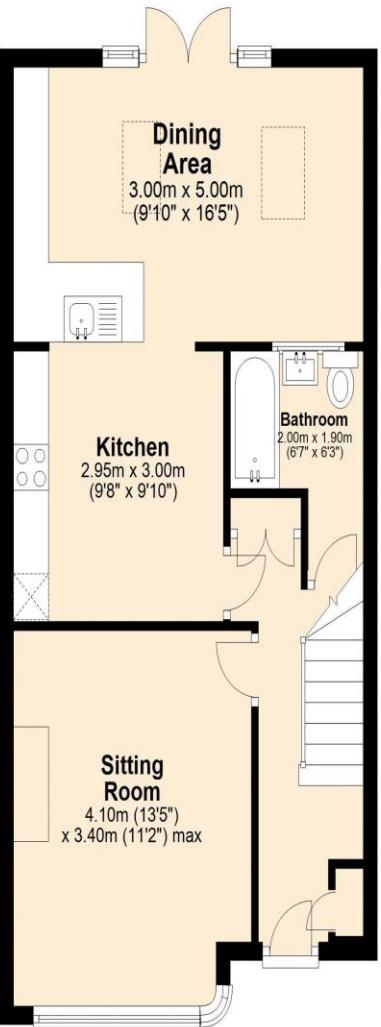


## Stanley Avenue Greenford UB6 8NP

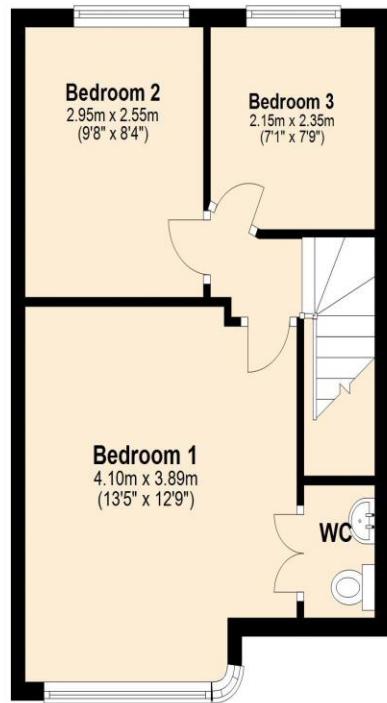
### Ground Floor

Approx. 49.9 sq. metres (536.8 sq. feet)



### First Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



Total area: approx. 84.2 sq. metres (906.7 sq. feet)

This plan is for illustration purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

Plan produced using PlanUp.

Freehold

London Borough of Ealing  
Council tax band D - £1,948.34  
EPC =C

### NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

**sales: 020 8423 2222 lettings: 020 8423 0222**  
[northolt@bennetholmes.com](mailto: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.

Price Guide: £535,000



Bennett Holmes are pleased to offer this extended, three bedroom mid terrace house. The property is situated on a resident location in Greenford. Within 0.6 miles to Greenford's shopping and transport facilities to include the Central line tube station, Westway Cross Retail Park and access to the A40. Benefits include a rear extension, a downstairs family bathroom, master bedroom with en suite, an outbuilding with two rooms and a WC. Gas central heating, double glazed windows, off street parking and no upper chain.



- THREE BEDROOMS
- MID TERRACE HOUSE
- EXTENDED TO THE REAR
- MASTER BEDROOM WITH EN SUITE
- OUTBUILDING WITH TWO ROOMS AND WC
- OFF STREET PARKING
- NO UPPER CHAIN
- 0.6 MILES TO GREENFORD TUBE

**Stanley Avenue  
Greenford  
UB6 8NP**

**Price Guide:** £535,000



## Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the front reception room, the kitchen/ diner and the downstairs family bathroom. The extended kitchen is fitted with wall and base level units, a sink and drainer, an integrated four ring gas hob with an overhead extractor hood. There is space for an integrated oven and microwave, a washing machine and fridge/ freezer. From the dining area there are patio doors to the rear garden.

Stairs lead to the first floor landing with doors to three bedrooms. There are two double bedrooms and one single bedroom. From the master bedroom there is an en suite.

Outside the property is a large rear garden which is mainly laid to lawn with a patio area. At the rear of the garden is an outbuilding which has two rooms and a WC. To the front of the property is off street parking.

