



Berkeley Avenue, Ealing, Greenford, UB6 0NY

Asking Price £470,000



**Berkeley Avenue, Ealing,
Greenford, UB6 0NY**

This charming two-bedroom terraced house on Berkeley Avenue, Greenford, UB6 0NY, offers a bright reception room with a bay window and fireplace, a spacious kitchen/diner leading to a conservatory, and a versatile loft room. The property benefits from a well-maintained garden and potential for rear extension or loft conversion (STPP). Located in Ealing, it is just a 10-minute walk to Greenford (Central Line) and Sudbury Hill (Piccadilly Line) stations, offering excellent transport links. Nearby amenities include Westway Cross Retail Park and Horsenden Hill for scenic walks. This freehold property falls within Council Tax Band D (£2,381.31 per year), making it an ideal choice for families and professionals.

- Terraced House
- Two Bedrooms
- Large Kitchen/Diner
- Conservatory
- Family Bathroom
- Loft Room
- Garden
- Potential for rear extension/ loft conversions STPP
- Close to Station and Shops
- Freehold

Council Tax Band: D

Freehold





INTERNALLY

The front door of this property opens into an internal porch, hallway with stairs to first floor door to to bright reception room with bay window feature fireplace, understairs storage and panelled wood flooring which continues through archway into the large kitchen/diner. The kitchen has a built under oven with gas hob and extractor over matching wall and base units breakfast bar and French doors opening into conservatory. Conservatory with quarry tiled floor and French doors opening into the garden. Stairs to first floor landing with doors to two bedrooms and a bathroom with tiled floor, part tiled walls, panel enclosed bath, WC and obscured glass window. Stairs from landing lead to a loft room with eaves storage and two velux windows.



EXTERNALLY

Brick wall surrounded front garden with decorative paving, feature tree and steps to front door. Rear garden with wood paneled fencing, mainly laid to lawn.

LOCATION

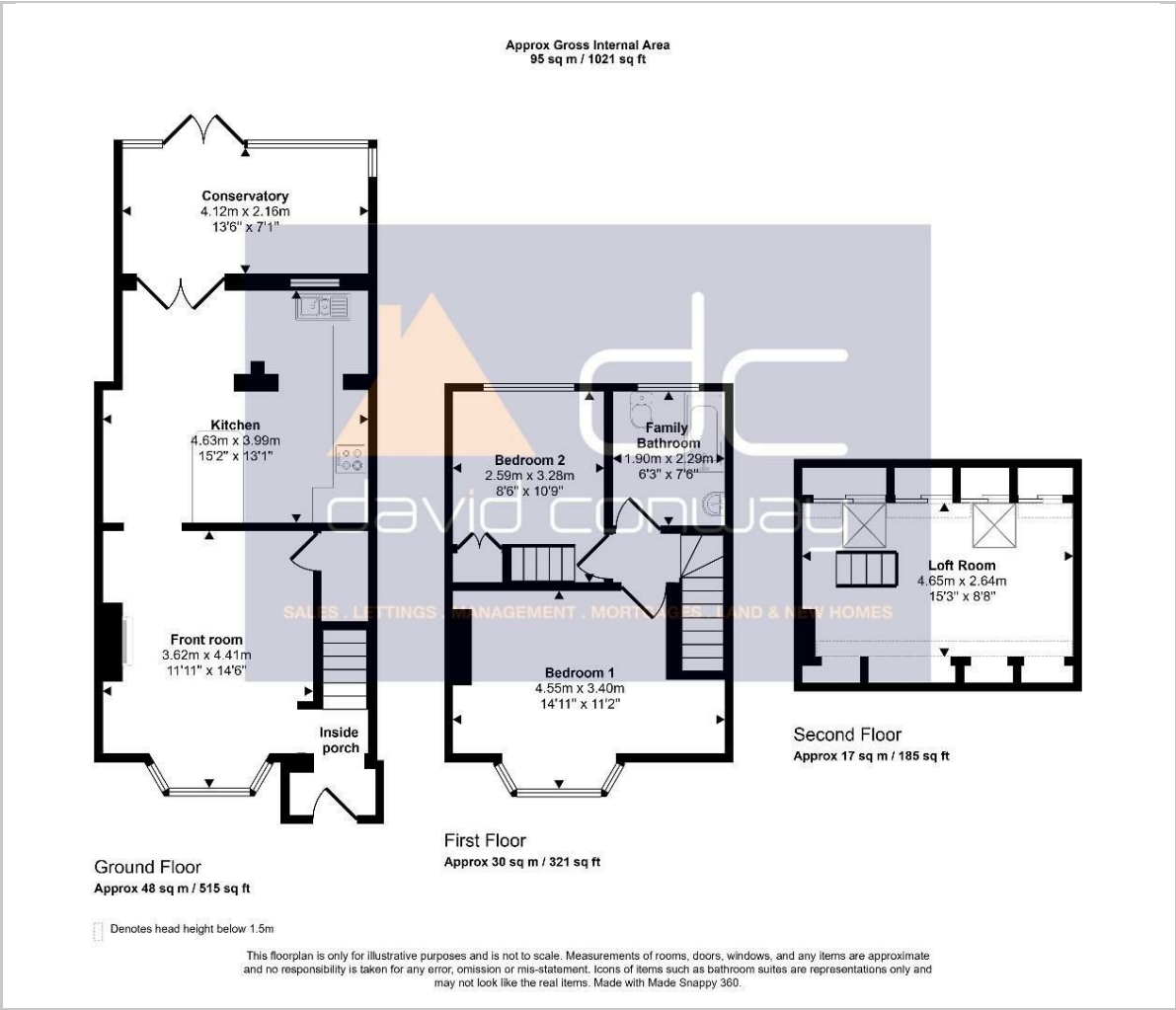
10 Minute walk to Central line Greenford and Piccadilly line Sudbury Hill West way shopping centre 10 minute walk.

ADDITIONAL INFORMATION

Council Tax Band D - £2,381.31

We hereby disclose that a personal interest exists which constitutes a declarable interest under the Estate Agent Act 1979.

Floor Plan



Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

