

Costons Avenue, Greenford, UB6 8RJ

Asking Price £1,000,000 Freehold



**KEY FEATURES:**

- FREEHOLD SEMI-DETACHED
- 5 BEDROOMS
- GARAGE
- OFF STREET PARKING
- WEST FACING GARDEN
- GREAT LOCATION

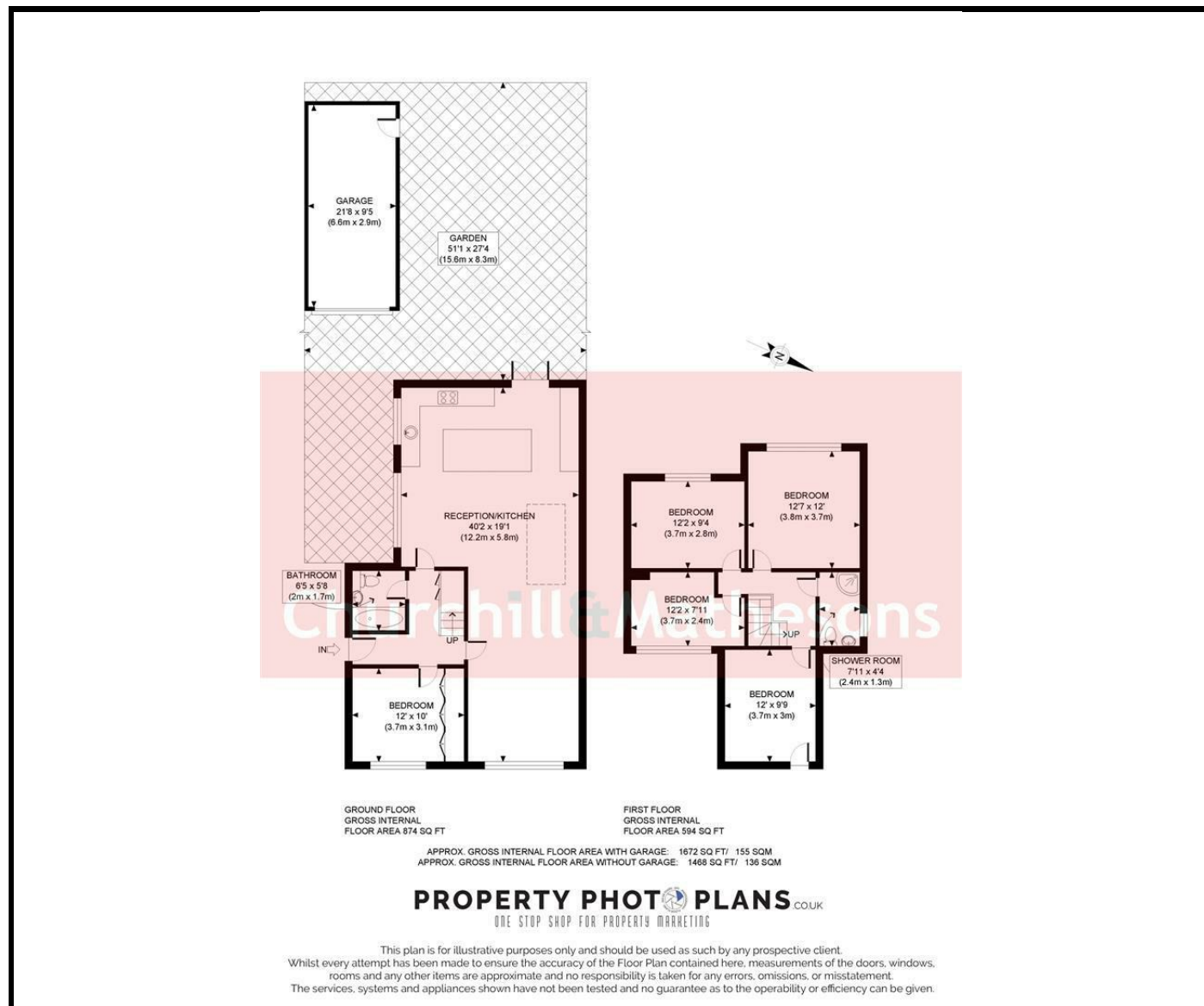
Welcome to this stunning property located on Costons Avenue, Greenford. This immaculate house boasts a generous 1,672 sqft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you'll be greeted by the luxurious marble on the ground floor, adding a touch of elegance to the space. The extended open plan bespoke kitchen, diner, living room with skylights is a true highlight, providing a seamless blend of modern living and functionality that opens onto a west facing well maintained garden. Whether you're hosting a dinner party or simply relaxing with your loved ones, this space offers versatility for all your needs.

With 5 bedrooms on offer, there is plenty of room for the whole family to spread out and enjoy their own private space. The 2 modern bathrooms ensure convenience and comfort for all residents, making busy mornings a breeze.

Outside, the property continues to impress with a garage and off-street parking for 3 cars - a major plus.

Contact us today to arrange a viewing and experience the charm and comfort that this property has to offer.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>89</b>	<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL & MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.