



17 Tees Avenue, Perivale, Greenford, UB6 8JH

£515,000

EVANS
& COMPANY

Tees Avenue Greenford

- Mid Terrace House
- 3 Bedrooms
- Through Lounge
- Central Heating
- Private Rear Garden
- Brick Built Garage

Welcome to Tees Avenue, Perivale, - a charming location for this delightful mid - terrace house. This property boasts a spacious reception room, with three cosy bedrooms.

This mid-terrace house offers a private rear garden, ideal for enjoying a cup of tea in the morning or hosting a summer barbecue. The garage with rear access provides convenience and security for your vehicle or extra storage space.

Located in a sought-after area, this property offers a perfect blend of comfort and convenience. Don't miss the opportunity to make this house your home in the heart of Perivale.

Entrance Hall

Stairs to first floor, radiator, door to



Lounge

23'9" x 9'10" (7.25 x 3.02)

Double glazed bay window to front, radiators, power points, wooden flooring, door to

Kitchen

7'3" x 5'11" (2.23 x 1.81)

Single drainer stainless steel sink unit with mixer taps, four ring gas hob in set into work surface, eye and base level storage units, power points, wooden flooring, door to

Lean to

16'2" x 6'2" (4.95 x 1.89)

Double glazed windows to rear, wooden flooring

Stairs to first floor

Doors to

Bedroom 1

13'1" x 9'7" (4.0 x 2.94)

Double glazed windows to rear, radiator, integrated storage, power points, wooden flooring

Bedroom 2

10'4" x 9'11" (3.16 x 3.03)

Double glazed window to rear, radiators, power points, wooden flooring

Bedroom 3

6'8" x 6'0" (2.05 x 1.83)

Double glazed window to front, radiator, power points, wooden flooring

Bathroom

7'4" x 5'9" (2.24 x 1.77)

Panel enclosed bath with mixer taps, low-level WC, wash hand basin, tiled floors, half tiled walls, radiator, cupboard

Outside

Front

Fully enclosed lawn area, enclosed by wooden fencing

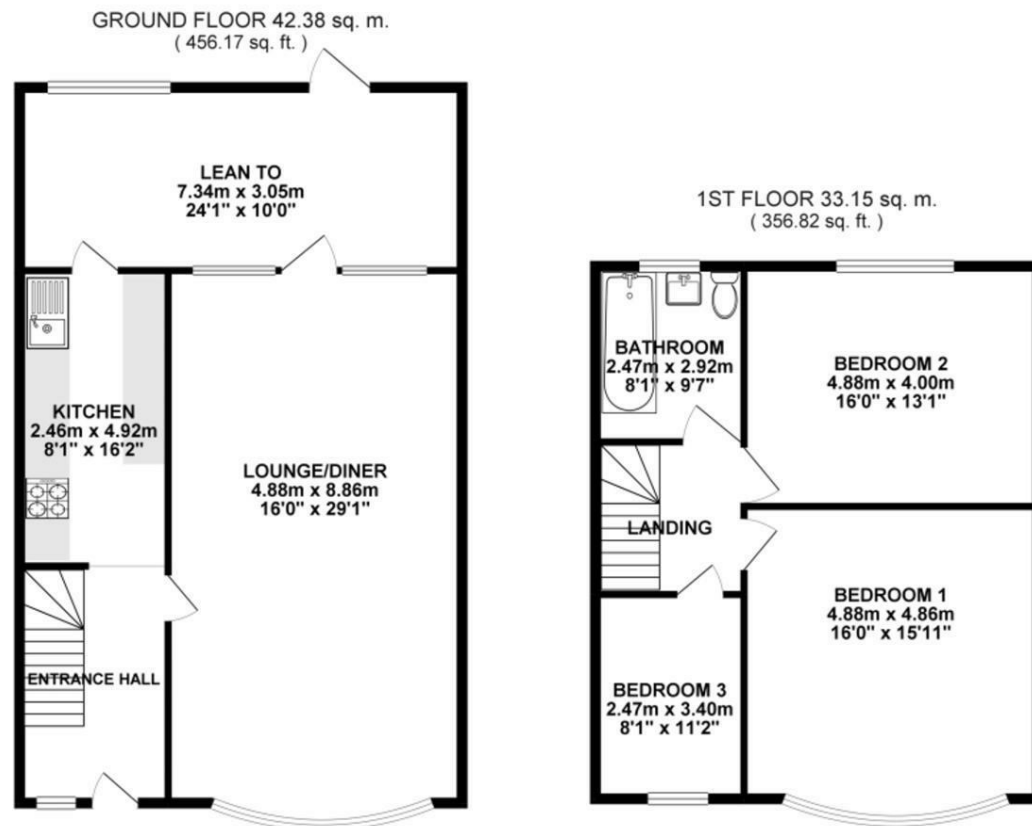
Rear

Lawn area,

Brick Built Garage

Rear access





TOTAL FLOOR AREA: 75.53 sq. m. (813.00 sq. ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	87	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	66	(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	