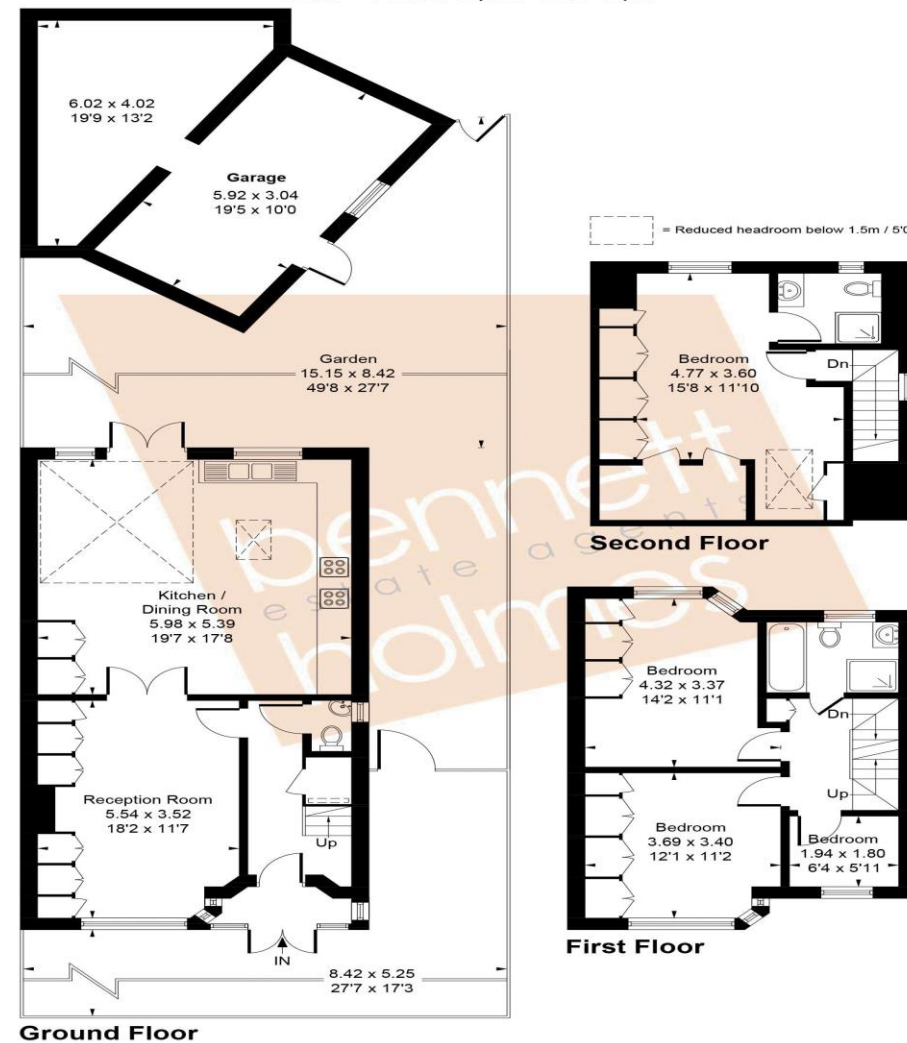


Rothesay Avenue Greenford UB6 0DA

Price Guide: £725,000

Rothesay Avenue

Approximate Gross Internal Area
 Ground Floor = 64.44 sq m / 694 sq ft
 First Floor = 40.51 sq m / 436 sq ft
 Second Floor = 30.16 sq m / 325 sq ft
 Outbuilding = 35.11 sq m / 378 sq ft
 Total = 170.22 sq m / 1833 sq ft



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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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NORTHOLT OFFICE

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northolt@bennetholmes.com

Freehold
 Borough of Ealing
 Council tax band D-£2041
 EPC- C



Bennett Holmes are pleased to offer this extended, four bedroom end of terrace house situated in a residential location in North Greenford. The property is within easy reach of the Oldfields Circus shopping parade, bus links and local schools. Also within 0.7 miles is Greenford's Tube Station and 0.9 miles to Sudbury Hill's Piccadilly and National Rail Stations. The property is in good decorative order throughout. Other benefits include a rear extension, loft conversion, master bedroom with en suite, downstairs WC, modern kitchen/ diner with underfloor heating, triple glazing, gas central heating with mega flow, a large garage at the rear with many power points and off street parking.



- FOUR BEDROOMS
- END OF TERRACE
- EXTENDED TO THE REAR
- LOFT CONVERTED
- WELL PRESENTED THROUGHOUT
- DOWNSTAIRS WC
- TRIPLE GLAZED WINDOWS
- OFF STREET PARKING

**Rothesay Avenue
Greenford
UB6 0DA**

Price Guide: £725,000



Accommodation

The accommodation briefly comprises a front porch opening to front door opening to the entrance hall with doors to a storage cupboard, the downstairs WC and the front aspect reception room. The reception room has double doors opening to the extended modern kitchen/ diner. The kitchen is fitted with wall and base units with 32 mm granite worktops, a sink with a plumbed-in water softener, a smeg range oven, integrated washing machine, integrated tumble dryer and a dishwasher. The kitchen has under-floor heating and triple glazed patio 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.

Stairs lead to the second floor landing with a door to the fourth bedroom. From the fourth bedroom there is a en suite shower room. The property has 18mm solid oak flooring throughout, with insulation underneath the ground floor. There is a mega flow giving mains pressure hot water.

Outside the property is a rear garden measuring approx. 50 ft. To the rear of the garden is a garage which can be accessed via the gated, rear service road. The garage has many power points. There is also a fully insulated shed which serves as a small office with wired Internet and electricity. The external walls have 100mm insulation on the exterior, warm walls in winter, cool walls in summer.

To the front is off street parking.

