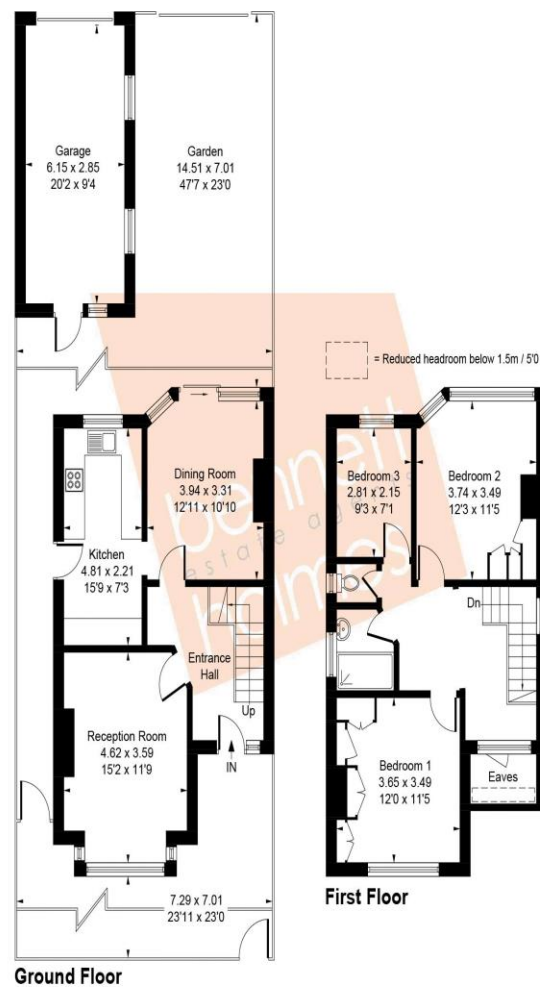


## Whitton Avenue West

Approximate Gross Internal Area  
Ground Floor = 50.76 sq m / 547 sq ft  
First Floor (Excluding Eaves) = 51.03 sq m / 549 sq ft  
Garage = 17.92 sq m / 193 sq ft  
Total = 119.71 sq m / 1289 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 purchase.

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Freehold  
Borough of Ealing  
Council Tax Band E- £2,613.77  
EPC- D

NORTHOLT OFFICE

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**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.

## Whitton Avenue West Greenford UB6 0EE

Price Guide: Offers in Excess of £525,000



Bennett Holmes are pleased to offer this three bedroom semi detached house located on Whitton Avenue West, Greenford. The property is within easy reach of Oldfields Circus shopping parade, local bus routes and local schools. Also within 0.6 miles is Sudbury Hill's Piccadilly Line Tube Station and Chiltern Railway Line Rail Station. Other benefits include two reception rooms, gas central heating, double glazing, front and rear gardens. There is potential to extend the property STPP, a garage at the rear which is accessed via the gated rear service road and there is no upper chain.



- THREE BEDROOMS
- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT AND REAR GARDENS
- GARAGE
- NO UPPER CHAIN

## Whitton Avenue West Greenford UB6 0EE

**Price Guide:** Offers in Excess of £525,000



### Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the front aspect living room and the rear aspect dining room. From the dining room there are patio doors to the rear garden and an arch to the kitchen. The kitchen is fitted with wall and base level units, a sink and drainer, an integrated four ring gas hob with an overhead extractor hood and integrated grill and oven. There is plumbing for a dishwasher, washing machine and space for fridge/ freezer. From the kitchen there is a door to the side of the property.

Stairs lead up to the first floor landing with doors three bedrooms, the bathroom and the separate WC. There are two double bedrooms and one single bedroom.

Outside the property there is a rear garden which measures approx. 50 ft. Which is laid to lawn with a patio area. There is a garage which can be accessed via the garden and via the gated, rear service road.

To the front of the property is a front garden.

