

Rolfe East



Costons Lane, Greenford, UB6 8SL

£525,000 Freehold

- Chain free sale
- Close to shops
- Off street parking
- End terrace house
- Less than a mile from Greenford station
- Must be viewed
- Three bedrooms
- Private Garden
- Bus links nearby

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<https://www.rolfe-east.com/>

Brought to market without any onward chain, is this three-bedroom end terrace house offering a perfect blend of comfort and convenience, well located for local shops and public transport.

Upon entering, you are welcomed into the hallway, with a downstairs WC and spacious kitchen. There is a large lounge/diner - perfect for relaxing or entertaining guests. The house also boasts a conservatory (which leads out to the private garden). Upstairs, you will find a well-appointed bathroom and three well proportioned bedrooms providing ample room for rest and relaxation. Each room is filled with natural light, creating a warm and inviting atmosphere throughout the home.

One of the standout features of this property is the private garden, offering a tranquil outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, off-street parking is available to the front

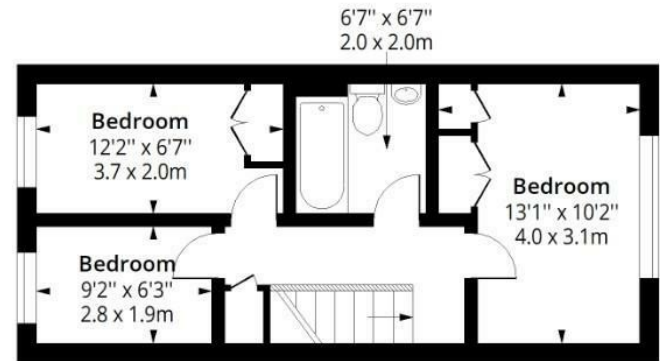
Location is key, and this property is less than a mile from Greenford station, making commuting to central London and beyond a breeze. With local amenities, schools, and parks nearby, this home is perfectly situated for modern living.





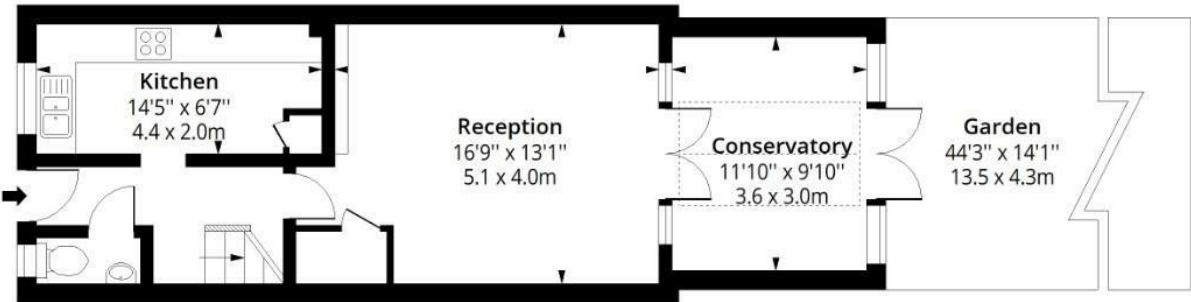
Magna Court UB6

Approx. Gross Internal Area 937 Sq Ft - 87.05 Sq M



First Floor

Floor Area 400 Sq Ft - 37.16 Sq M



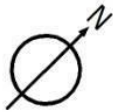
Ground Floor

Floor Area 537 Sq Ft - 47.89 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC