20 Calder Avenue, Perivale, Greenford, UB6 8JQ

£505,000

EVANS & COMPANY

Calder Avenue
Greenford

- Semi Detached House
- 3 Bedrooms
- Off Street Parking
- Garage
- Conservatory
- Downstairs Shower Room
- Double Glazed
- Gas Central Heating

Evans & Company are pleased to present this 3 bedroom semi detached family home boasting an extended kitchen, conservatory and downstairs shower room. The property benefits from both off street parking and a garage (access via shared drive) and is within walking distance of local shops, Perivale Tube Station and access to the A40.

Entrance Porch
Front door to

Entrance Hall
Stairs to first floor, door to

Lounge / Diner
26'10" x 10'9" (8.19 x 3.30)
Double glazed windows to front, leading to

Kitchen
13'2" x 5'9" (4.02 x 1.76)
Eye and base level units, work surfaces, built in 4 ring gas hob with built in electric oven, single drainer sink unit, space and plumbing for washing machine & tumble dryer, space for fridge, double glazed window to side

Conservatory
11'1" x 9'1" (3.39 x 2.77)
Double glazed double doors and windows to rear garden, radiator, door to

Downstairs Shower Room
Shower tray with electric shower unit, low level wc, wash hand basin, fully tiled floors & walls, double glazed window to rear.

Stairs to First Floor
doors to

Bedroom 1
14'1" x 10'9" (4.30 x 3.30)
Double glazed window to front, full length wardrobes, radiator

Bedroom 2
11'11" x 10'11" (3.65 x 3.33)
Double glazed window to rear, radiator

Bedroom 3
9'9" x 5'11" (2.98 x 1.82)
Double glazed window to front, radiator

Bathroom
Panel enclosed bath, low level wc, pedestal wash hand basin, tiled walls, double glazed window to rear

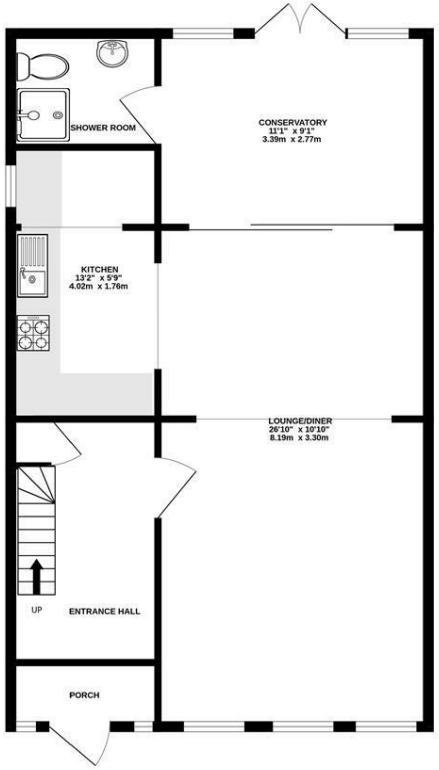
Outside

Front
Off street parking , enclosed by brick wall, shared drive to side leading to

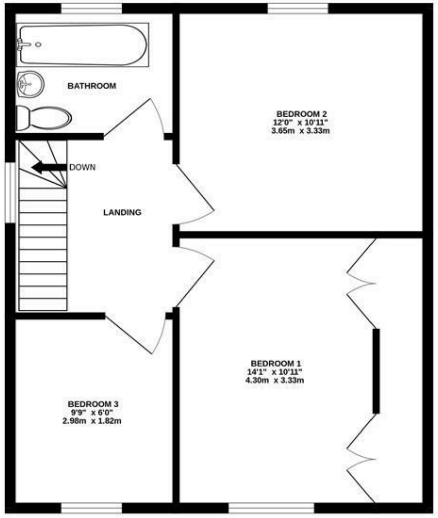
Garage
Access via Shared Drive

Rear
Paved patio leading to lawned area with well stocked flower beds fully enclosed by brick wall and panel fencing.

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 sq.m.) 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 mis-statement. 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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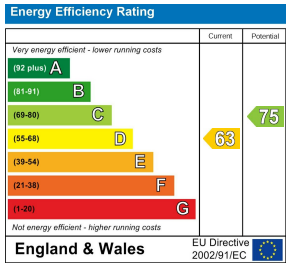

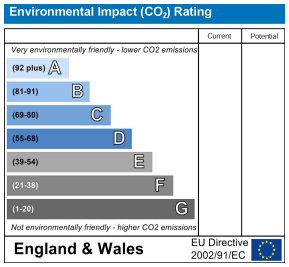

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