



3 Rugby Avenue, Greenford
£550,000



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3 Rugby Avenue

Greenford



A well-maintained three-bedroom mid terrace family home, offered to the market with no upper chain. This clean and tidy home features double glazed windows throughout and benefits from gas central heating, ensuring comfort and energy efficiency all year round. The ground floor comprises a welcoming entrance hallway, a bright and airy living room, and a separate dining area that leads through to a fitted kitchen. Upstairs, you will find three generously proportioned bedrooms, ideal for families or those seeking extra space for a home office or guest room, as well as a modern family bathroom. The property is equidistant from both Greenford and Sudbury Hill train stations, providing convenient access to central London and beyond.



- NO UPPER CHAIN
- THREE BEDROOM FAMILY HOME
- DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING
- LARGE FRONT GARDEN
- SOUTH FACING GARDEN
- EQUIDISTANT FROM GREENFORD & SUDBURY HILL TRAIN STATIONS
- GARAGE TO REAR ACCESSED VIA SERVICE ROAD
- COUNCIL TAX BAND 'D'
- EPC RATING 'D'

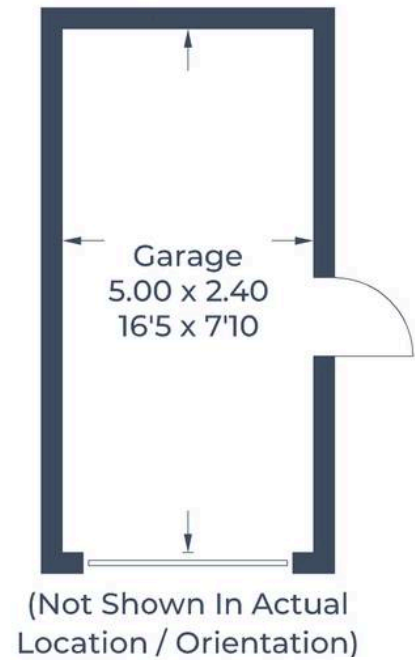
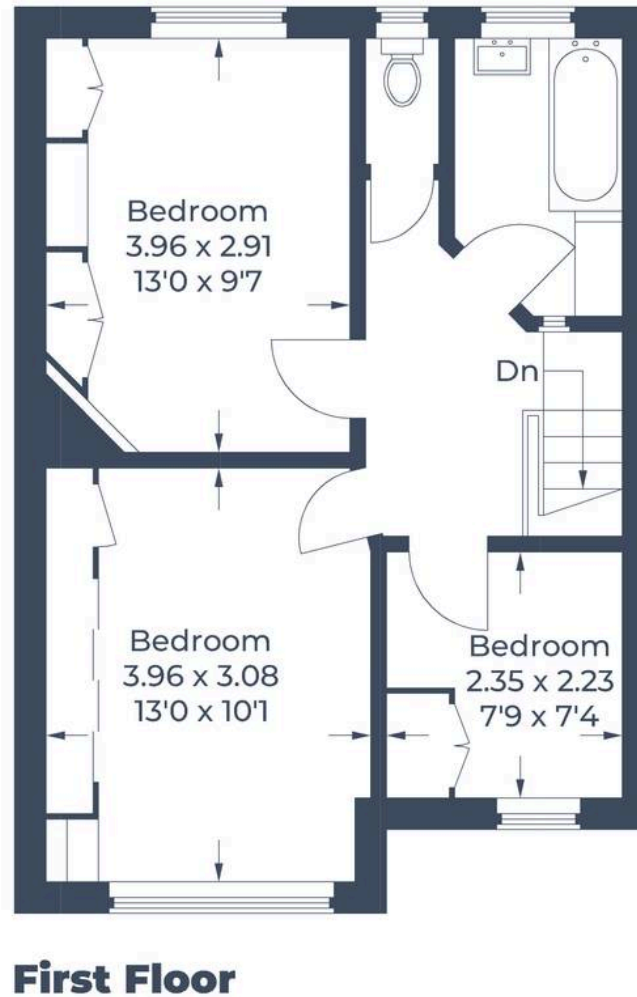








Approximate Gross Internal Area
 Ground Floor = 44.7 sq m / 481 sq ft
 First Floor = 42.2 sq m / 454 sq ft
 Garage = 12.0 sq m / 129 sq ft
 Total = 98.9 sq m / 1,064 sq ft





Fairfield – Oxhey

1 Station Approach, Watford – WD19 7DT

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We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only. These should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service