



**Bilton Road
Greenford, UB6 7HQ**

£550,000

GGO
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MAIN FEATURES:

- **Spacious Semi Detached House with Entrance Porch**
- **Fitted Kitchen Leading to Conservatory**
- **Lounge/Diner**
- **Three Bedrooms & Family Shower Room/WC**
- **Rear Garden**
- **Off Road Parking & Garage to Rear**
- **Landlords Only - Paying Tenant in Situ**

An excellent opportunity for landlords and investors to acquire this spacious three-bedroom semi-detached home on Bilton Road, Perivale, offered for sale with a paying tenant already in situ. The accommodation begins with a useful entrance porch and leads into a well-proportioned lounge/diner, providing plenty of space for both relaxing and dining. The fitted kitchen opens into a conservatory overlooking the rear garden, creating additional versatile living space. Upstairs, the property offers three bedrooms together with a family shower room/WC. Externally, the house benefits from a private rear garden, off-road parking and the added advantage of a garage to the rear, providing useful parking or storage.

Bilton Road is conveniently positioned in Perivale, a popular West London location offering excellent access to local shops, schools and everyday amenities. Perivale Underground Station provides Central line services into central London, making the area particularly attractive to commuters. Nearby green spaces, including Perivale Park, provide opportunities for walking and recreation, while the A40 offers convenient road connections into London and towards the M25.

A ready-made investment opportunity with an existing income-producing tenancy – landlords only.



Approx. Gross Internal Floor Area 2275 sq. ft / 211.55 sq. m (Including Garage/Outbuilding)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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