

# Sudbury Heights Avenue

Greenford • • UB6 0LY  
Asking Price: £625,000



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This well-presented and versatile four-bedroom home is arranged over three floors, offering spacious and flexible accommodation ideal for modern family living.

The ground floor comprises a welcoming entrance hallway leading to a bright and comfortable living room, complemented by a separate dining room perfect for both everyday living and entertaining. The kitchen is well-positioned to the rear, providing a practical layout with direct access from the hallway. On the first floor, there are three bedrooms, all well-proportioned, along with a contemporary shower room serving this level. The second floor is dedicated to an impressive principal bedroom suite, offering a generous and private space complete with its own ensuite facilities.

Overall, the property provides a well-balanced layout with excellent separation of living and sleeping areas, making it ideally suited to growing families or those seeking additional space for home working.

FOUR BEDROOM

TERRACED

LOFT EXTENSION

ENSUITE TO MASTER BEDROOM

TWO RECEPTION ROOMS

MODERN KITCHEN

LARGE GARDEN

OUT HOUSE

POTENTIAL TO EXTEND STPP

1159 SQ.FT

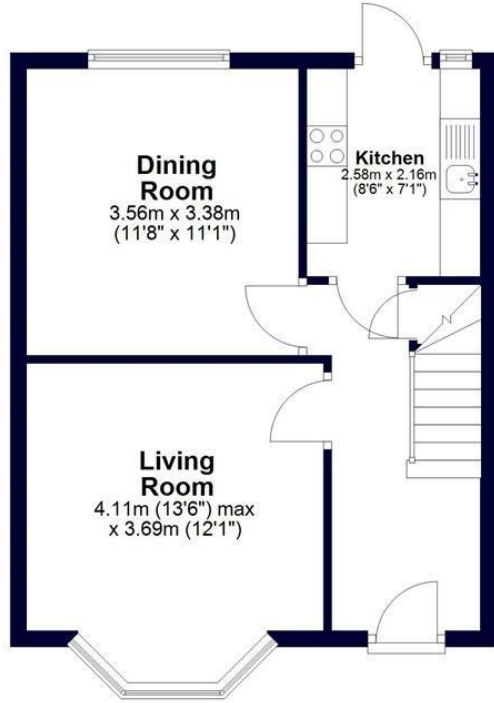
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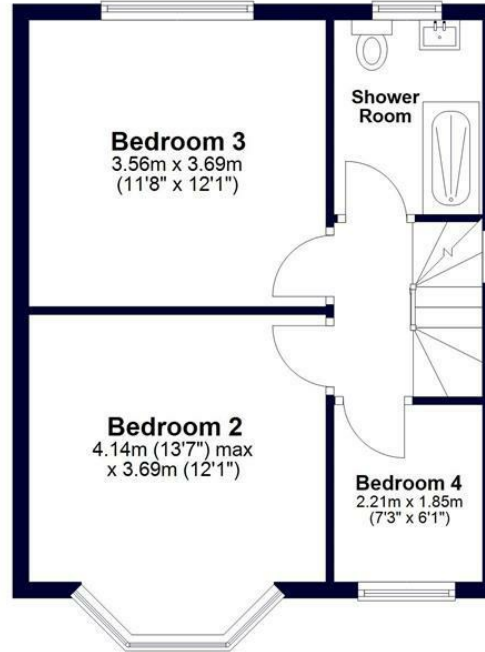
### Ground Floor

Approx. 39.8 sq. metres (428.0 sq. feet)



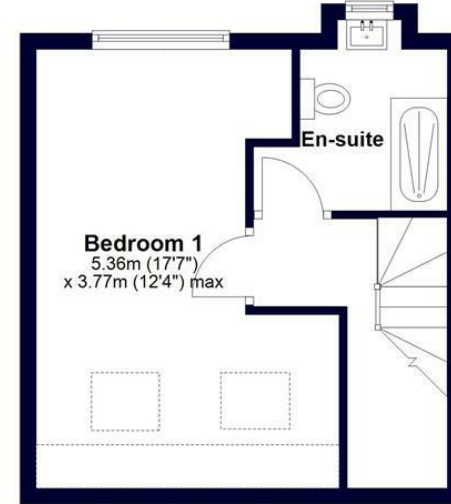
### First Floor

Approx. 39.8 sq. metres (428.1 sq. feet)



### Second Floor

Approx. 28.2 sq. metres (303.7 sq. feet)



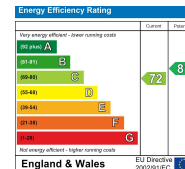
Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. ©Property Pot. Produced on behalf of Coopers Residential.

Total area: approx. 107.8 sq. metres (1159.9 sq. feet)



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