



Connells

Stanley Avenue
Greenford



Property Description

PUBLIC NOTICE:

44 Stanley Avenue, Greenford UB6 8NP

We are acting in the sale of the above property and have received an offer of £540,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: D

Connells are pleased to offer to the market this well presented three bedroom terrace house within easy reach of Greenford Station.

The property has been extended to the rear and briefly consists of a through lounge, extended kitchen/dinning room, downstairs bathroom, three bedrooms and an en-suite to the master bedroom. Further benefits include outbuilding to the rear of the garden, off street parking, a porch, double glazing, gas central heating and a good size rear garden.

This would make an ideal family home.

Viewings are highly recommended.

Porch

Entrance Hall

Lounge

10' 8" x 23' 2" (3.25m x 7.06m)

Bathroom

Kitchen / Dining Area

14' 7" x 19' 3" (4.45m x 5.87m)

Landing

Bedroom One

12' 4" x 14' 1" (3.76m x 4.29m)

En-Suite

Bedroom Three

8' 5" x 9' 8" (2.57m x 2.95m)

Bedroom Four

7' 2" x 7' 2" (2.18m x 2.18m)

Outbuilding:





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



To view this property please contact Connells on

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182 Station Road
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

[view this property online connells.co.uk/Property/HRW310684](http://www.connells.co.uk/Property/HRW310684)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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