

# Rolfe East



Queens Avenue, UB6

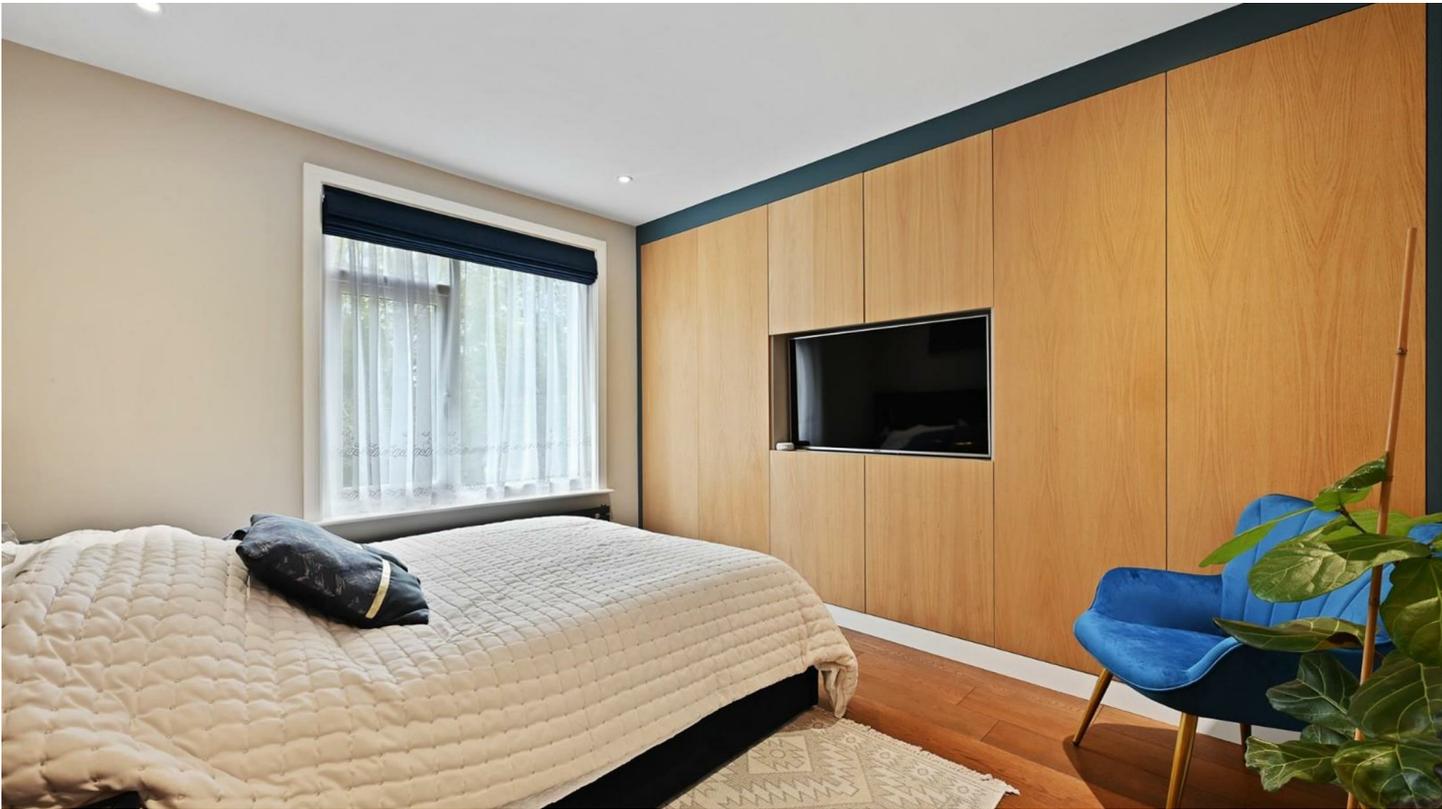
Offers Over £700,000

- High Specification
- Large Rear Garden
- Two Bathrooms
- Four Double Bedrooms
- Off Street Parking for two cars
- Potential to Extend

A completely renovated four bedroom, two bathroom family home on one of Greenford's best roads is offered to the market in superb condition. No expense has been spared on both the exterior and interior giving a high specification throughout. Arranged over 3 floors the property comprises a large welcoming hallway with storage leading to a light front room / reception room and large kitchen diner to the rear with patio doors leading to the superbly maintained garden, mainly laid to lawn and patio with double storage shed. Accessed from the side and rear this suits all the families needs. Moving upstairs we have 3 double bedrooms and family bathroom, second floor offers an amazing loft conversion / master bedroom with superb head height, and modern shower room. To the front there is off street parking for two cars, all camera controlled and alarmed. The home is situated within easy reach of all local amenities, schools and transport. Viewings strictly by appointment only, please call Rolfe East on 0208 579 1111.



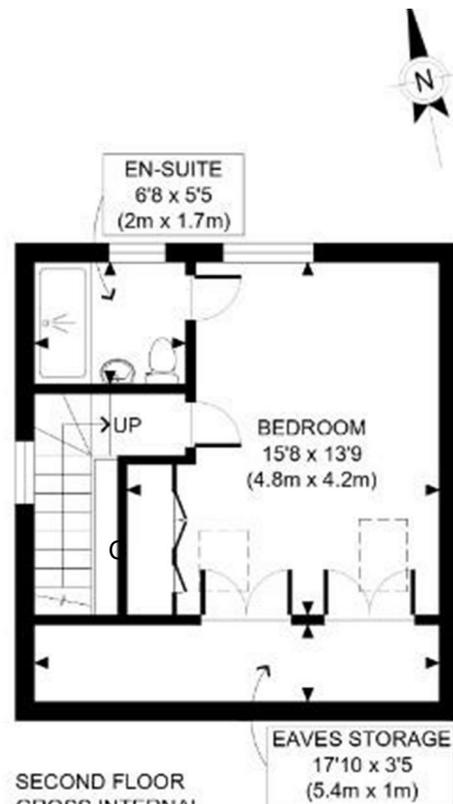
Council Tax Band: D







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 488 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH EAVES STORAGE 348 SQ FT  
FLOOR AREA WITHOUT EAVES STORAGE 279 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 447 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1435 SQ FT/ 133 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1214 SQ FT/ 113 SQM

**Rolfe East**

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS