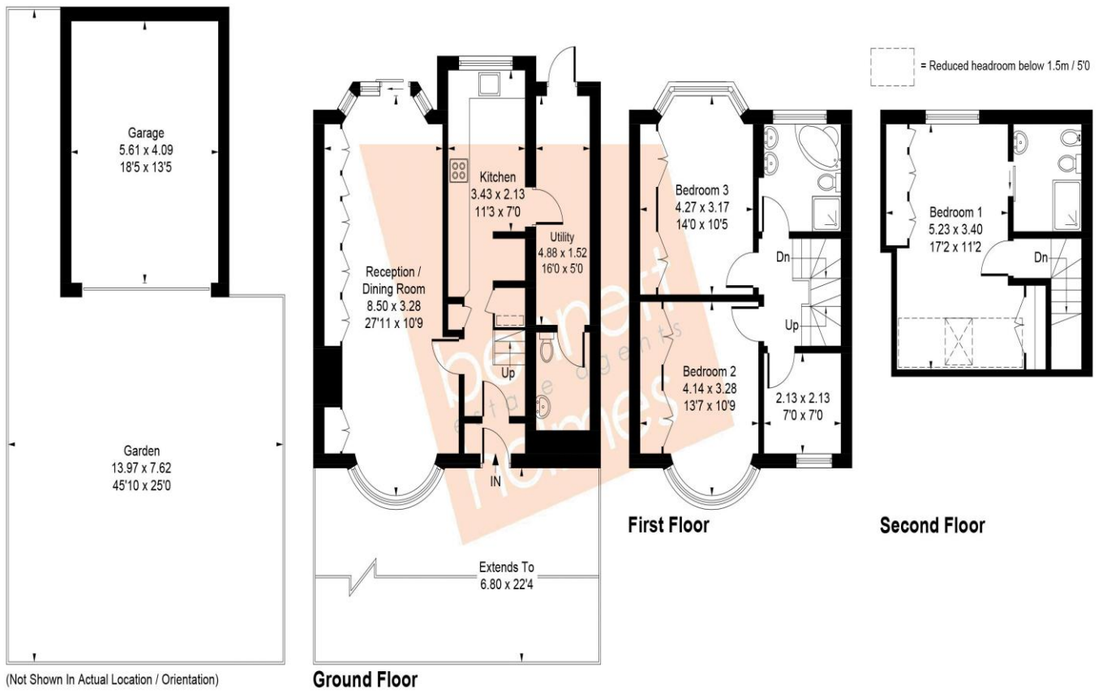
Whitton Avenue West

Approximate Gross Internal Area
Ground Floor = 58.03 sq m / 625 sq ft
First Floor = 42.20 sq m / 454 sq ft
Second Floor = 28.40 sq m / 306 sq ft
Garage = 22.95 sq m / 247 sq ft
Total = 151.58 sq m / 1632 sq ft



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.This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: **020 8423 2222** lettings: **020 8423 0222**
northolt@bennettholmes.com

Freehold
Borough of Ealing
Council Tax Band D- £2,138.53
EPC- D

IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Whitton Avenue West Greenford UB6 0DZ

Price Guide: £650,000





Bennett Holmes are pleased to offer this very well presented, larger than average, extended four bedroom semi detached house located on Whitton Avenue West, Greenford. The property is within easy reach of Oldfields Circus shopping parade, local bus routes and local schools. Also within 0.7 miles is Sudbury Hill's Piccadilly Line Tube Station and Chiltern Railway Line Rail Station. Other benefits include a downstairs WC and utility room, a loft conversion providing a principle bedroom with en suite shower room. Gas central heating and double glazing. There is a garage at the rear accessed via the rear service road, potential to extend the property STPP and no upper chain.

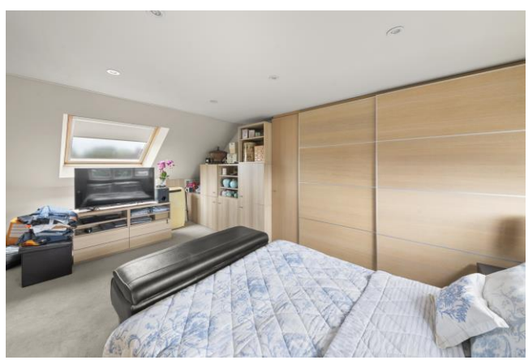
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- FOUR BEDROOMS
- SEMI DETACHED HOUSE
- EXTENDED
- VERY WELL PRESENTED THROUGHOUT
- MAIN BEDROOM WITH EN SUITE SHOWER ROOM
- DOWNSTAIRS WC
- POTENTIAL TO EXTEND STPP.
- NO UPPER CHAIN

Whitton Avenue West
Greenford
UB6 0DZ

Price Guide: £650,000





Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the through lounge and the kitchen. The front aspect through lounge has double glazed patio doors to the rear garden. The kitchen is fitted with wall and base level units, an integrated four ring gas hob with an overhead extractor hood and electric oven. There is plumbing for a dishwasher, space for a fridge/ freezer and a door to the side extension. Providing a downstairs WC, a utility room offering storage and a door to the rear garden.
Stairs lead up to the first floor landing with doors to three bedrooms and the bathroom.
Stairs lead up to the second floor landing with a door to the principle bedroom with en suite shower room with WC.
Outside the property is a rear garden measuring approx. 40 ft. Which is mainly decked with a patio area.
To the rear of the garden is a garage which is accessed via the rear gated service road.
To the front of the property is paved front garden.





