

FOR  
SALE



140 Rydal Crescent, Perivale, Greenford, Greater London UB6 8EQ

£790,000 - Freehold

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## PROPERTY SUMMARY

Peter Gamble & Co. proudly offer to the market this exceptional 4 BEDROOM, 3 BATHROOM SEMI-DETACHED HOME.

Offered to the market, this greatly extended property is situated on this quiet residential street just moments from the iconic Tesco Hoover Building with easy access to the A40 and local bus routes. Local outstanding schools are also close to hand.

To the ground floor, the property comprises a large through lounge leading to the extended fully fitted kitchen diner featuring hot water tap, Bosch appliances, remote control blinds and skylight with bi-fold doors onto the landscaped rear garden.

Garden outbuilding currently set up as a home gym could make a perfect guest space or home office.

To the first floor are 3 bedrooms including one extra large bedroom courtesy of the double storey rear extension and family bathroom.

To the top floor is the master bedroom with en-suite.

This property has many high quality features and is finished to a fantastic standard throughout.

\*NEW ROOF INSTALLED IN 2017

\*EXTERNAL INSULATION TO THE WHOLE PROPERTY

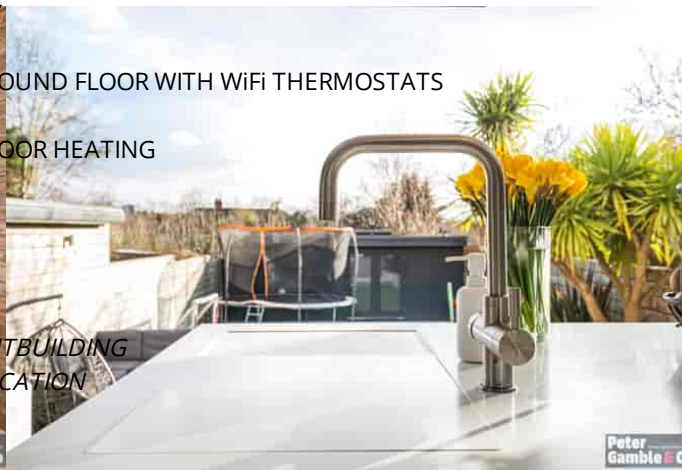
\* FULL CENTRAL UNDERFLOOR HEATING TO THE GROUND FLOOR WITH WIFI THERMOSTATS

\*1ST AND 2ND FLOOR BATHROOMS WITH UNDERFLOOR HEATING

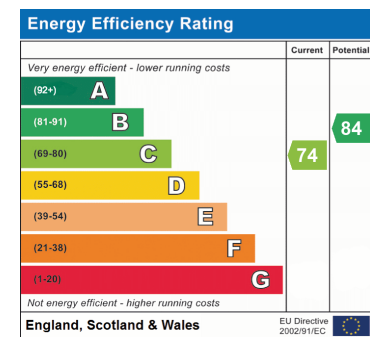
## POINTS OF INTEREST

- SEMI DETACHED
- COMPLETELY MODERNISED
- DRIVEWAY

• LARGE OUTBUILDING  
• GREAT LOCATION



ROOM DESCRIPTIONS



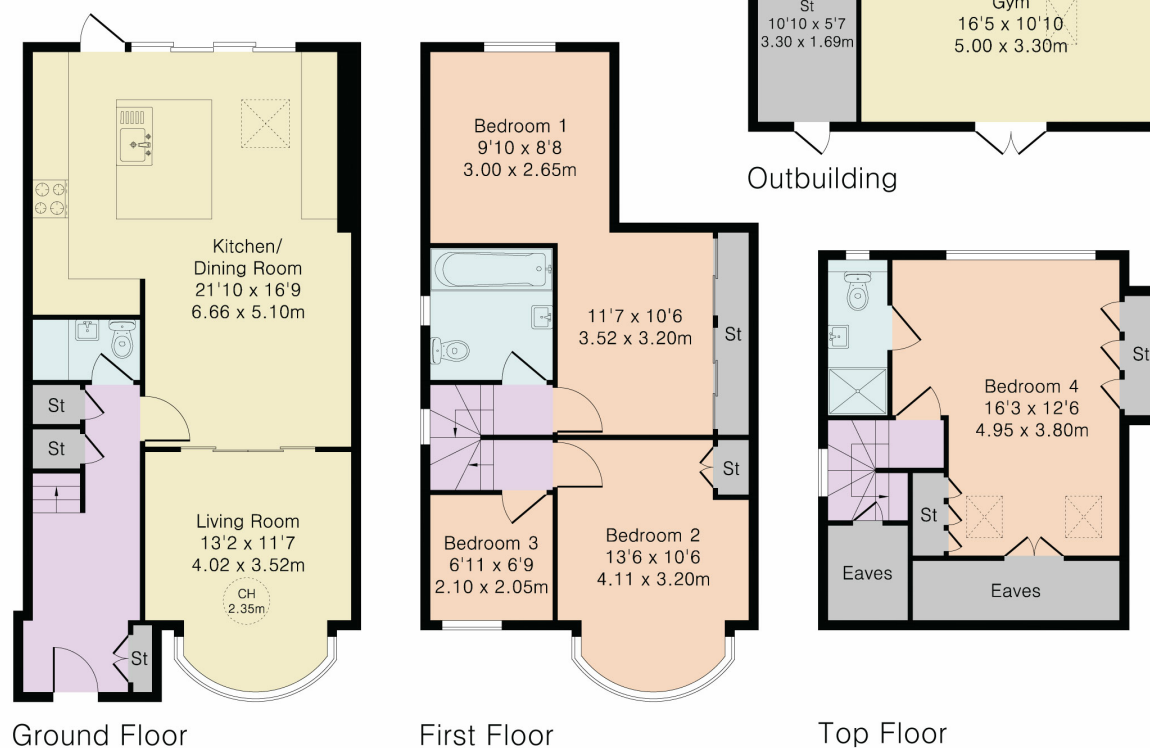
**Approximate Gross Internal Area 1601 sq ft - 149 sq m**

Ground Floor Area 600 sq ft – 56 sq m

First Floor Area 496 sq ft – 46 sq m

Top Floor Area 266 sq ft – 25 sq m

Outbuilding Area 239 sq ft – 22 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

