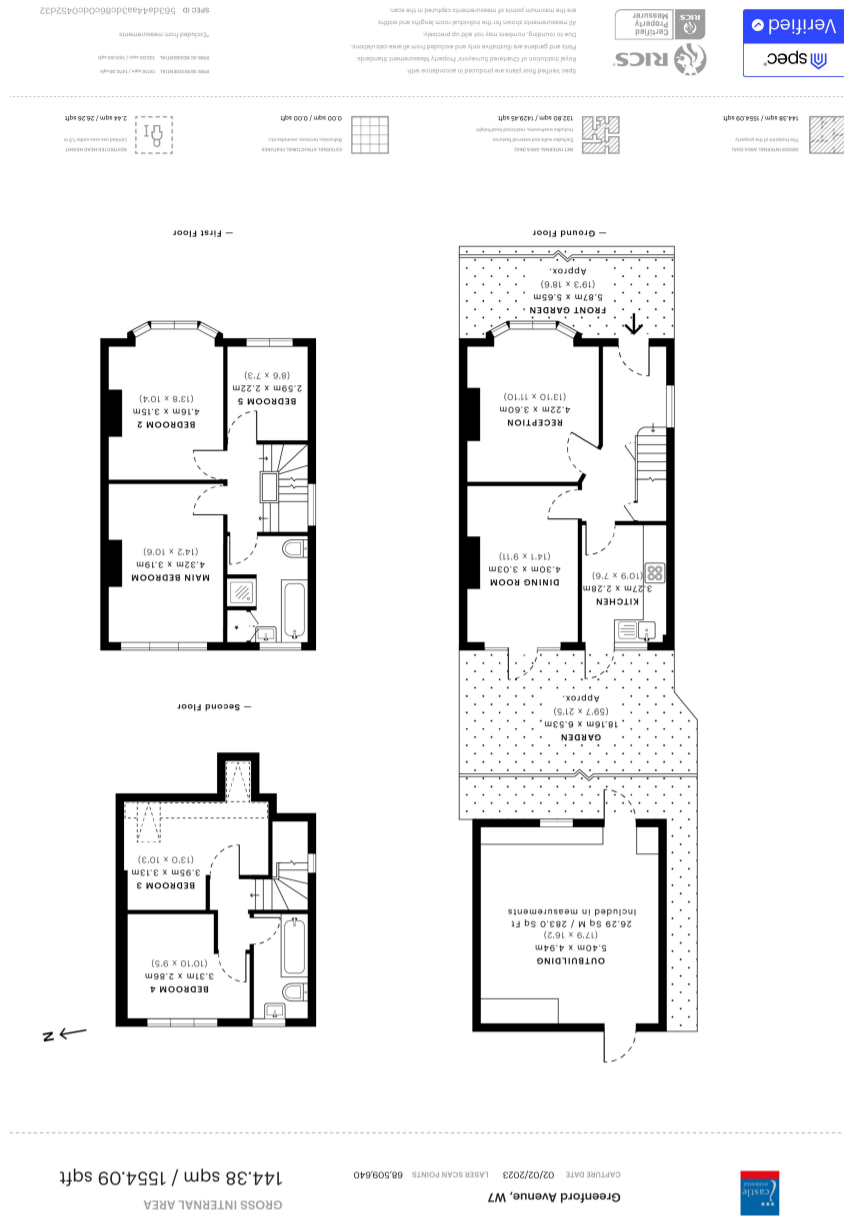


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92-100)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	62
Potential	81
<b>Energy Efficiency Rating</b>	



362 Greenford Avenue, London. W7 3DA.

£699,950



Offered to the market with vacant possession and no on chain is this substantial five bedroom semi detached house which has been carefully extended over the years and is currently arranged as a HMO (house of multiple occupancy) but with some loving work could provide a large spacious family home. The property offers bright and flexible accommodation throughout. With a huge list of benefits, the property comes with rear outbuilding providing flexible usage from storage to a huge home office room, which could be changed to provide some potential home office space, double glazed windows and gas central heating.

The property is located close to nearby shops, schools and regular multiple bus services into Ealing Broadway. Hanwell Rail Station is a short walk towards the end of the road (with speedy access to Ealing Broadway, Paddington & Heathrow). Also within walking distance are green open spaces including the ever popular 'Bunny Park' and Brent Valley Golf Course.

#### Lounge (Reception)

13' 10" x 11' 10" (4.22m x 3.61m) Front aspect bay window

#### Dining Room

14' 1" x 9' 11" (4.29m x 3.02m) Rear aspect patio doors to garden

#### Kitchen

10' 9" x 7' 6" (3.28m x 2.29m) Rear aspect window and door to garden, range of eye and base level units gas hob with oven under, plumbing and space for washing machine

#### Main Bedroom

14' 2" x 10' 6" (4.32m x 3.20m) Rear aspect double glazed window, radiator

#### Bedroom 2

13' 8" x 10' 4" (4.17m x 3.15m) Front aspect bay double glazed window, radiator

#### Bedroom 5

8' 6" x 7' 3" (2.59m x 2.21m) Front aspect double glazed window, radiator

#### Bathroom

Rear aspect window, panel enclosed bath, pedestal wash hand basin, low level WC, shower cubicle

#### Bedroom 4

10' 10" x 9' 5" (3.30m x 2.87m) Rear aspect double glazed window, radiator

#### Bedroom 3

13' 0" x 10' 3" (3.96m x 3.12m) Front aspect double glazed window, radiator

#### Bathroom

Rear aspect window, panel enclosed bath, pedestal wash hand basin, low level WC

#### Garden

Mainly laid to lawn with patio area

#### Outbuilding

17' 9" x 16' 2" (5.41m x 4.93m) Front and rear door, power and light

