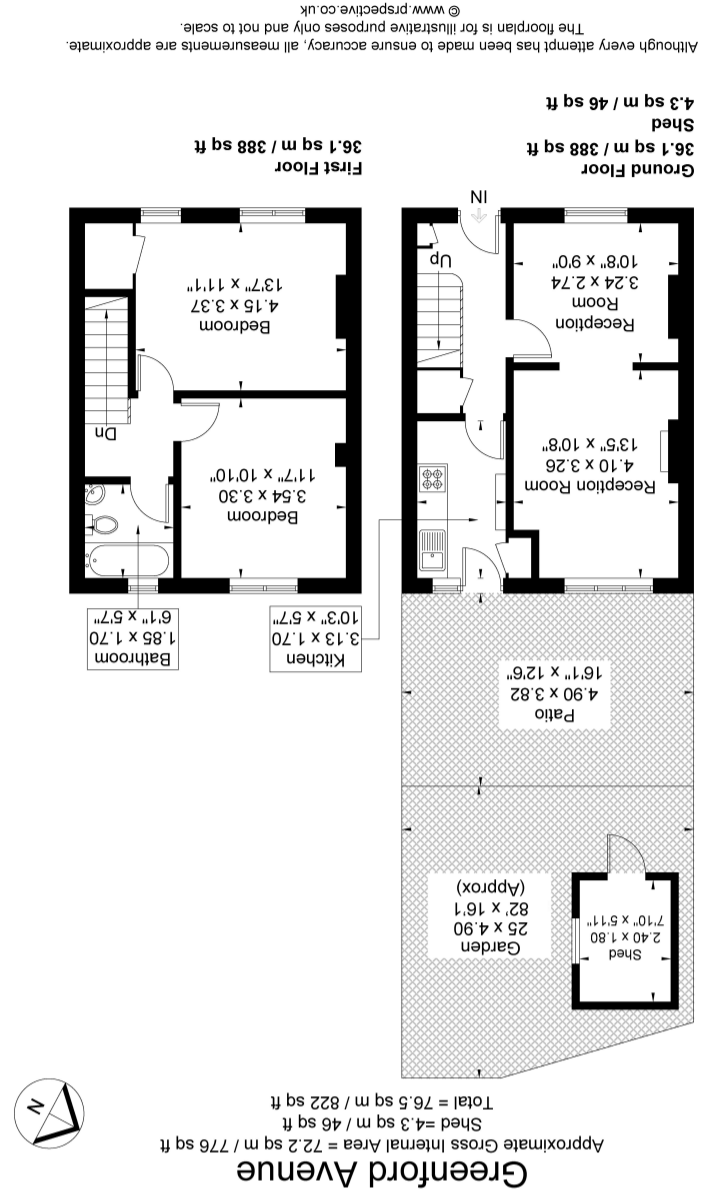


Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	67
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	



269 Greenford Avenue, London. W7 1AD.

£599,950

Situated on the Greenford Avenue within a short walk to multiple shops, restaurants and supermarket, is this well presented family terraced house. The property offers the rare benefit of a private rear garden approx. 100' in length.

Also close by are multiple bus services into Ealing Broadway and to Hanwell Station (Elizabeth Line). A short walk is also to Castle Bar Station and popular schools including Hobbayne, Mayfield, Brentside and Drayton Manor.

The house itself is bright throughout and briefly consists of two receptions, two double bedrooms and fitted kitchen and bathroom upstairs. There is also potential to extend further subject to planning permission.

Front Reception

10' 8" x 9' 0" (3.25m x 2.74m) Front aspect double glazed window, radiator, opening onto

Rear Reception

13' 5" x 10' 8" (4.09m x 3.25m) Rear aspect double glazed window, radiator, gas fire

Kitchen

10' 3" x 5' 7" (3.12m x 1.70m) Rear aspect double glazed window and door to garden, range of eye and base level units single drainer sink with mixer tap, gas cooker point, tiled splashback

Bedroom 1

13' 7" x 11' 1" (4.14m x 3.38m) Two front aspect double glazed windows, radiator, fitted wardrobe

Bedroom 2

11' 7" x 10' 10" (3.53m x 3.30m) Rear aspect double glazed window, radiator

Bathroom

Rear aspect double glazed window, panel enclosed bath, low level WC, vanity corner ash hand basin, tiled walls

Garden

Approx 98' 0" (29.87m) Raised tiled covered area leading onto lawn with timber shed

