

REDUCED



2 Francis Road, Perivale UB6 7AD

**Peter
Gamble & Co**
Estate agents since 1979

£725,000 - Freehold

86, Bilton Road, Perivale, Greenford, UB6 7BN 020 8998 4000 sales@petergamble.com

PROPERTY SUMMARY

Peter Gamble & Co. are delighted to offer to the market this amazingly spacious 5 BEDROOM, 2 BATHROOM freehold home.

The property has been substantially extended and re-modeled over the years and now offers the new owners the chance to acquire a sizeable property in the heart of Perivale on this quiet sought-after residential street.

To the ground floor is the large thru-lounge with working fireplace, glazed wooden doors lead to the dining area/sun room. Open plan kitchen diner with wooden cabinets and granite worktop. Separate utility room leading to the integral garage door. Ground floor w/c in the entrance hall.

To the first floor are the 5 bedrooms and 2 full bathrooms.

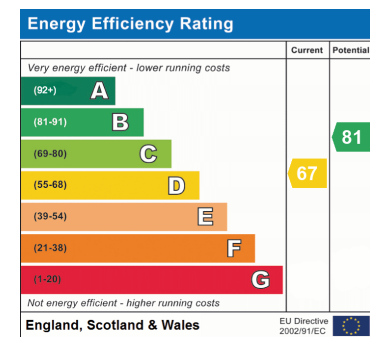
Potential to convert the garage and further extend to the loft stpp.

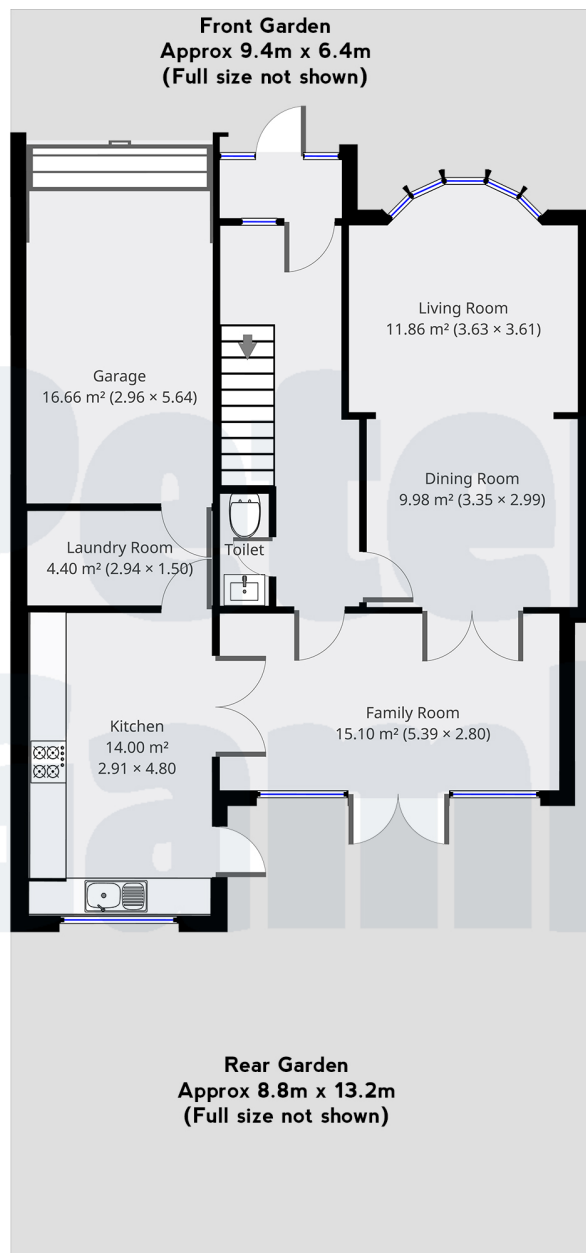
Gas central heating, double glazing burglar alarm system.

Get in touch to book your viewing!



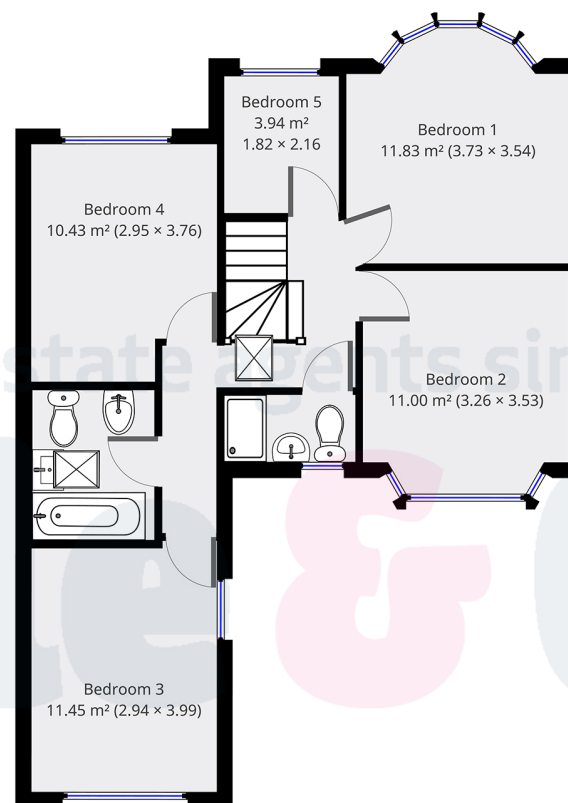
ROOM DESCRIPTIONS





Francis Road

Conversion
1m = 3'3
2m = 6'7
3m = 9'11
4m = 13'1
5m = 16'5



APPROX. GROSS INTERNAL FLOOR AREA: 139 sq. m / 1496.2 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 PURCHASER. THE SERVICES, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE AS TO THEIR OPERABILITY OR EFFICIENCY CAN BE GIVEN

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