

FOR
SALE



236 Empire Road, Perivale, Greenford, Greater London UB6 7ED

£610,000 - Freehold

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

PROPERTY SUMMARY

Peter Gamble & Co. are delighted to bring to the market this this beautifully presented 3 BEDROOM home.

Situated on this quiet Residential Street in the heart of Perivale backing the Grand Union Canal with views across Horsenden Hill and Sudbury Golf course.

The property has been completely renovated and modernised throughout, offering a large main living area with lots of natural light provided by the skylights in the kitchen diner. Separate front aspect reception room. Ground floor w/c.

To the 1st Floor are the three bedrooms and family bathroom.

Paved driveway to the front.

Long rear garden benefits from a fully insulated and fitted outbuilding perfect for guests or home office.

All the local shops and amenities of Bilton Road are just a 4 minute walk away along with the 297 bus route which can take you to Wembley and Ealing.

Alperton tube station is 12 minutes walk... Perivale tube station is 15 minutes walk

Get in touch today to book your viewing!

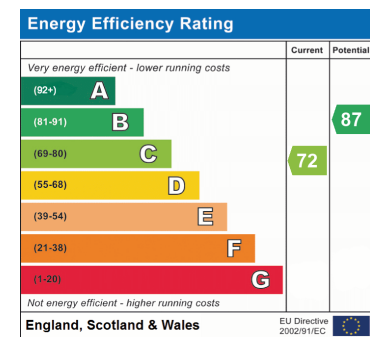


POINTS OF INTEREST

- 3 BEDROOM
- DOWNSTAIRS W/C
- QUIET STREET
- VIEWS OVER HORSENDEN HILL
- OUTBUILDING



ROOM DESCRIPTIONS

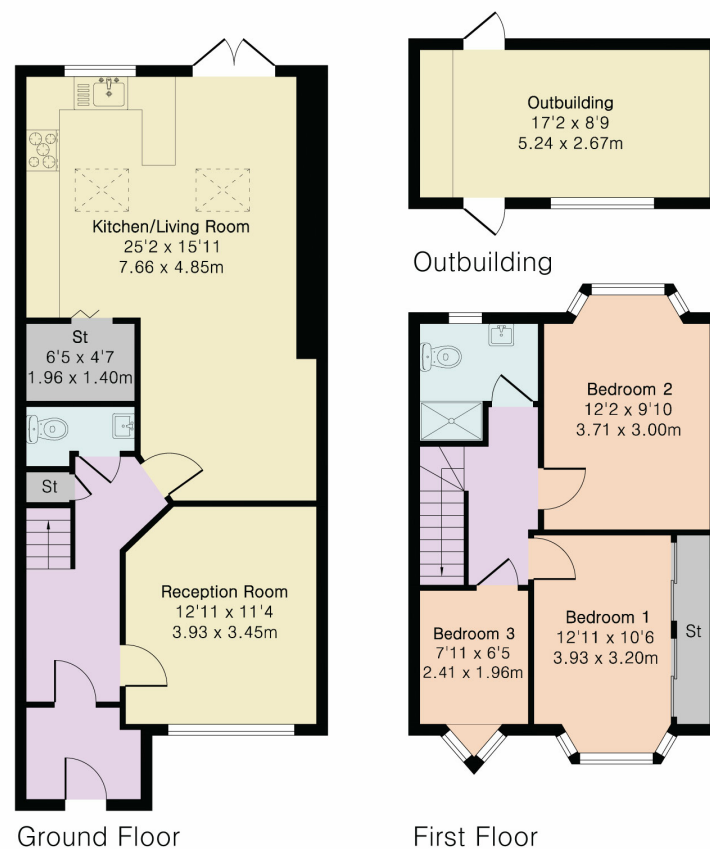


**Approximate Gross Internal Area 1120 sq ft - 104 sq m
(Excluding Outbuilding)**

Ground Floor Area 690 sq ft – 64 sq m

First Floor Area 430 sq ft – 40 sq m

Outbuilding Area 151 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.