



With timeless elegance and generous proportions this charming three bedroom semi detached family home invites you to savor its unique charm of yesteryear tastefully blending in modern inclusions, set in a quiet cul-de-sac location.











Benefits include a 26ft through lounge, conservatory currently being used as a family room, modern fitted kitchen, three generous sized bedrooms and a four piece family bathroom suite. The rear garden is approx 80ft and back onto Ravenor Park, the property has a garage approached via a shared driveway and off road parking for two cars.

Located within walking distance to the range of amenities and bus links on Greenford Broadway, as well as easy access to Greenford/Northolt Station (Central Line). In close proximity to a number of highly regarded schools, including The Cardinal Wiseman Catholic School and Gifford Primary School.

In short a charming property with generous interiors with an intelligent use of space in a quiet residential area close to local amenities.





-  THREE BEDROOM SEMI DETACHED FAMILY HOME
-  26FT THROUGH LOUNGE
-  CONSERVATORY/ FAMILY ROOM
-  CUL-DE-SAC LOCATION
-  80FT REAR GARDEN
-  GARAGE AND DRIVEWAY PARKING FOR THREE CARS
-  MODERN FITTED KITCHEN
-  MODERN FOUR PIECE SHOWER ROOM
-  QUIET & CONVENIENT LOCATION
-  BACKING ONTO RAVENOR PARK PLAYING FIELDS

					
x3	x2	x1	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

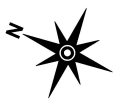
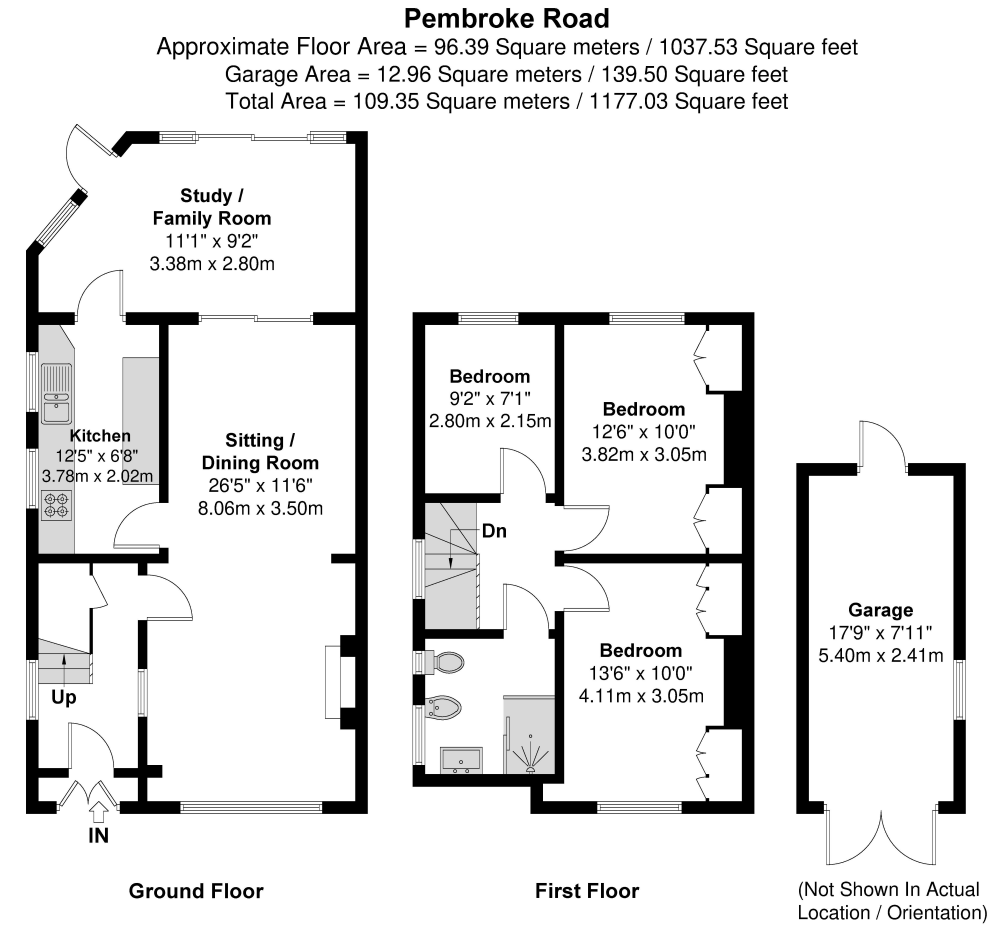


Illustration for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

**Interior**

The main front door leads into a storm porch with door leading into the hallway, which has window to side aspect, under stairs storage cupboard and door to combined lounge and dining room. The lounge area has feature fireplace with wooden surround, window to front aspect and opens into a dining room with enough space for dining room table, 6 chairs and dresser. Sliding doors lead out into the conservatory, which is currently being used as a family room and has radiator, paneled wood walls, two windows, a single door and sliding doors to rear aspect leading into the rear garden. Completing the ground floor is a modern fitted 13ft galley style kitchen accessible from both the dining area and conservatory. Stairs lead from the hallway up to the first floor landing with door to bathroom comprising of double width shower cubicle with rainfall shower over, pedestal wash hand basin, bidet and close couple WC, heated towel rail and finished with fully tiled walls and polished porcelain tiles floor. Bedroom one has window to front aspect and fitted wardrobes, bedroom two has window to rear aspect and also has fitted wardrobes to both alcoves, finishing the first floor is bedroom three that overlooks the rear garden.

**Exterior**

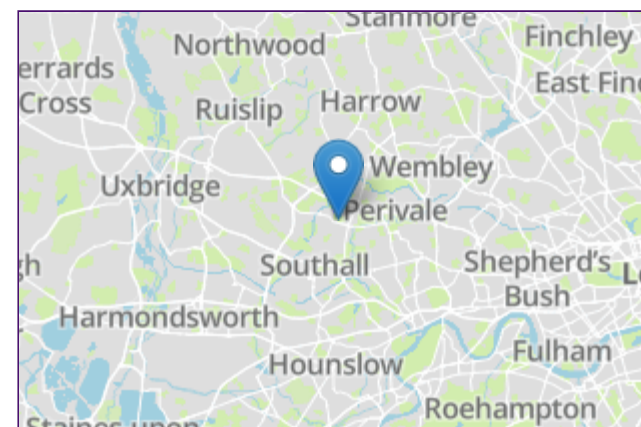
The rear garden is approx. 80ft long and is mainly laid to lawn with crazy paved patio, the garage has double doors and single door to rear aspect with lights and electrics, accessible via a shared driveway. The front garden has block paved off road parking for two/ three cars.

**Location**

Pembroke Road is located within walking distance to the range of amenities and bus links on Greenford Broadway, as well as easy access to Greenford/Northolt Station (Central Line). In close proximity to a number of highly regarded schools, including The Cardinal Wiseman Catholic School and Gifford Primary School.

**Council Tax**

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	