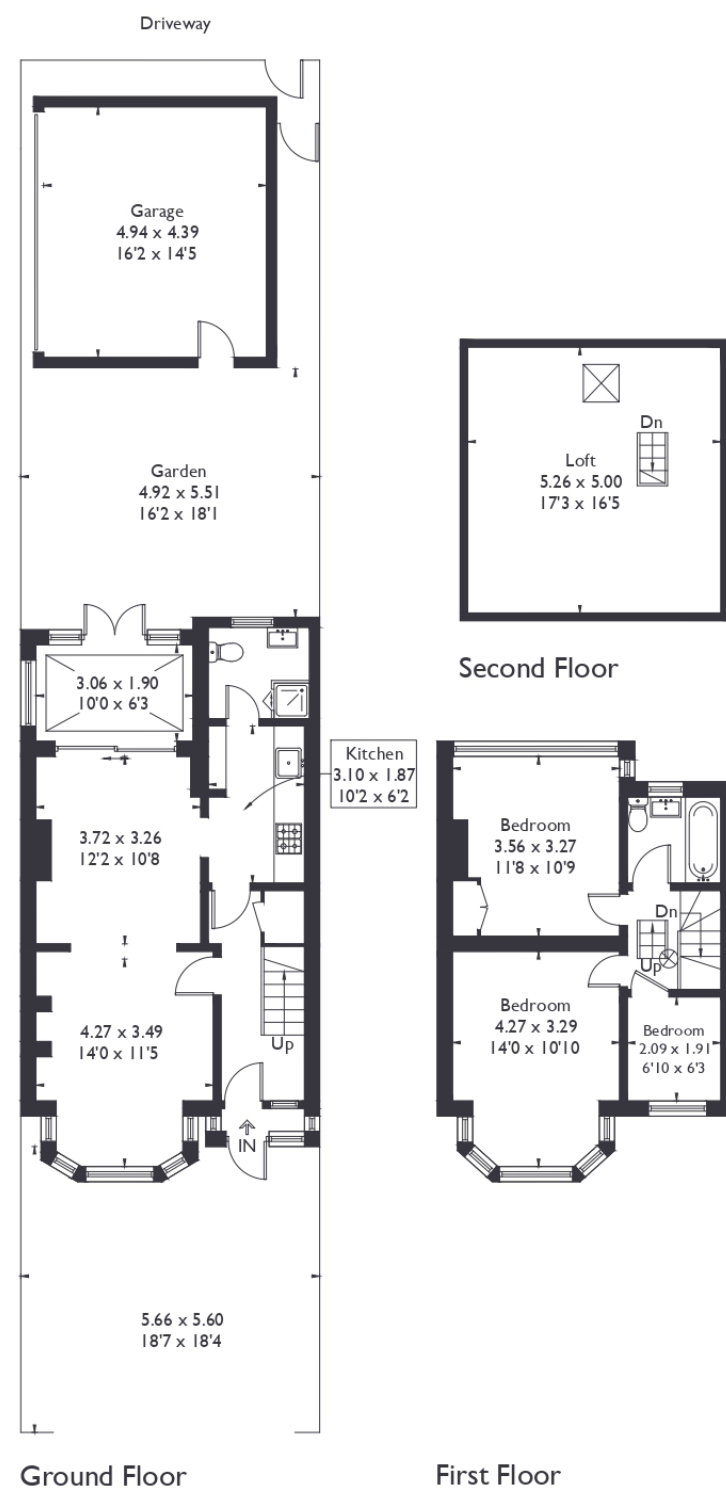


Perivale Greenford, UB6

Approximate Floor Area = 116.6 sq m / 1255 sq ft (Including Loft)

Garage = 21.8 sq m / 235 sq ft

Total = 138.4 sq m / 1490 sq ft



3 BEDROOM HOUSE

Rydal Crescent, UB6

Guide Price £500,000-£525,000

Welcome to this well-proportioned three-bedroom, two bathroom terraced home located in the heart of Perivale.

Bursting with potential, the property features a generous reception room that opens out to a private, east-facing garden with no properties overlooking the rear—offering a great sense of privacy and tranquillity.

FEATURES

- Three Bedrooms
- Two Bathrooms
- Large Reception & Separate Kitchen
- Potential To Extend (STPP)
- Vicar's Green Primary School/ Perivale Primary School
- Perivale Station (Central Line)
- EPC Rating C



3 BEDROOM HOUSE

Rydal Crescent, UB6

The separate kitchen is situated at the back of the property, along with a convenient ground-floor shower room.

Upstairs, you'll find a family bathroom, two spacious double bedrooms, and a third single bedroom, making this a versatile home for families or those looking to upsize. There is scope to extend both to the rear and into the loft (subject to planning permission), providing exciting opportunity to add further space and value.

Additional benefits include off-street parking and proximity to well-regarded schools, including Vicars Green Primary School and Perivale Primary School. Located just a 10-minute walk from Perivale Station (Central Line) and moments from Tesco, this home is ideally positioned for convenient everyday living and commuting.

EPC Rating C.

