

FOR  
SALE



71 Barmouth Avenue, Perivale, Greenford, Greater London UB6 8JU

£650,000 - Freehold

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

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## PROPERTY SUMMARY

Peter Gamble & Co. offer to the market this lovely 3/4 bedroom, 2 bathroom home.

Situated on this quiet tree lined street in the heart of Perivales' Medway Village the property is well served by local outstanding primary schools, an abundance of local shops and the E5 and 297 bus routes just at the end of the road with Perivale tube station only 6 minutes walk from the property.

There are several local parks and open spaces nearby, including easy access into Ealing and the A40.

To the ground floor the property comprises, separate front reception room, extended rear aspect kitchen diner WITH HIGH QUALITY OAK KITCHEN AND MARBLE WORKSTOPS leading onto the West facing rear Garden benefitting from great sunlight and brick built garage/gym. There is also a ground floor w/c.

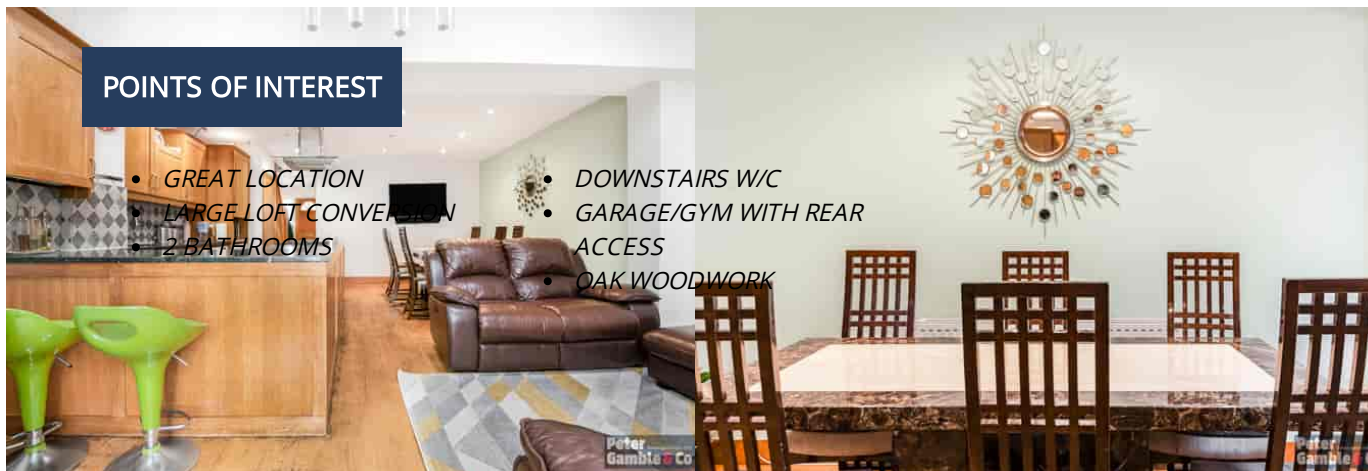
To the first floor are 2 double bedrooms and open plan office area along with the modern family bathroom.

To the top floor is the large loft conversion with master bedroom and ensuite

The property features matching OAK WOODWORK throughout including all skirting, door frames and doors, staircase, wardrobes and the kitchen.

Paved driveway to the front and entrance porch.

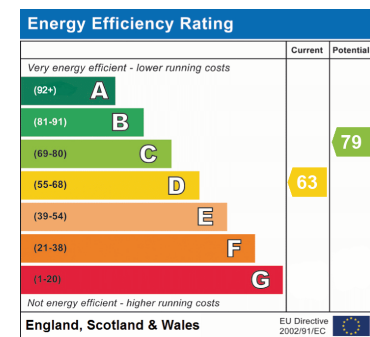
Get in touch to book your viewing!



## POINTS OF INTEREST

- GREAT LOCATION
- LARGE LOFT CONVERSION
- 2 BATHROOMS
- DOWNSTAIRS W/C
- GARAGE/GYM WITH REAR ACCESS
- OAK WOODWORK

ROOM DESCRIPTIONS



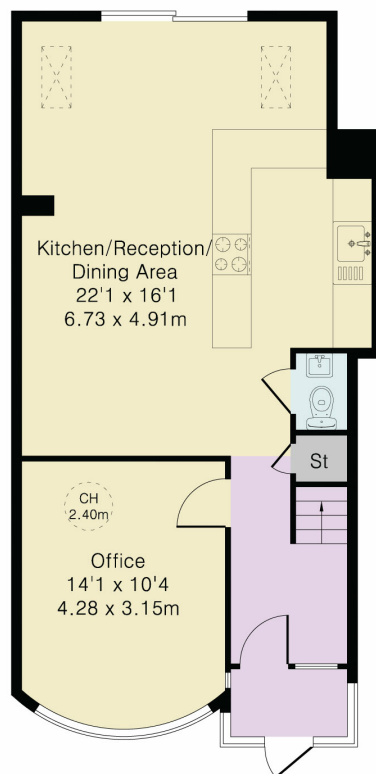
**Approximate Gross Internal Area 1413 sq ft - 132 sq m**

Ground Floor Area 596 sq ft – 55 sq m

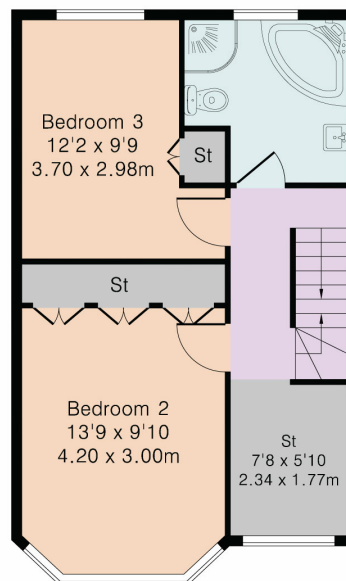
First Floor Area 449 sq ft – 42 sq m

Second Floor Area 244 sq ft – 23 sq m

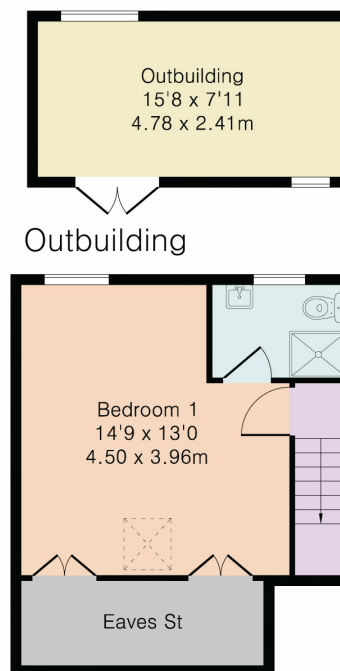
Outbuilding Area 124 sq ft – 12 sq m



Ground Floor



First Floor



Second Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.

