



Stanley Avenue, Greenford

£625,000 Starting From



SPACIOUS 3 BEDROOM EXTENDED FAMILY HOME WITH "MANCAVE / OUTBUILDING"

SPACIOUS 3 BEDROOM EXTENDED FAMILY HOME + "MANCAVE / OUTBUILDING"

Beautifully presented with a contemporary finish, this impressive 3 bedroom family house is deceptively spacious benefiting from EXTENDED KITCHEN, DRIVEWAY, OFF STREET PARKING & SEPARATE OUTBUILDING ACCOMMODATION.

The property comprises of an entrance hallway, a spacious through lounge and dining area, extended fully fitted kitchen and a fully tiled family bathroom with bath to the ground floor. To the first floor there are three well proportioned bedrooms, the master boasting fitted wardrobes and en-suite bathroom. The property is well presented throughout with light and airy interiors and benefits from central heating, air conditioning and double glazing.

There is a front driveway and unrestricted off street parking and lovely enclosed rear garden

The garden is currently split and there is a separate outbuilding or "mancave" to the rear.

LOCATION

The property is conveniently located in highly sought after residential location. Within 0.3miles from Greenford Station and walking distance to excellent local schools, shops and amenities.

TENURE

The property is FREEHOLD.
We are advised that

EPC

We are advised that the property is EPC D rating

COUNCIL TAX BANDING

We are advised that the property is Council Tax Band D (£1735p.a)



the property is sold with

- ◆ Spacious Three Bedroom House
- ◆ Stunning Open Plan Kitchen Lounge
- ◆ Council Tax Band D - £1,735.48 p.a.
- ◆ Master with En-Suite
- ◆ Driveway & Off Street Parking
- ◆ Central Heating
- ◆ Freehold
- ◆ Deceptively Spacious
- ◆ Modernised & Well Presented Throughout
- ◆ New Family Bathroom
- ◆ Mancave / Outbuilding to Rear
- ◆ EPC Rating : D









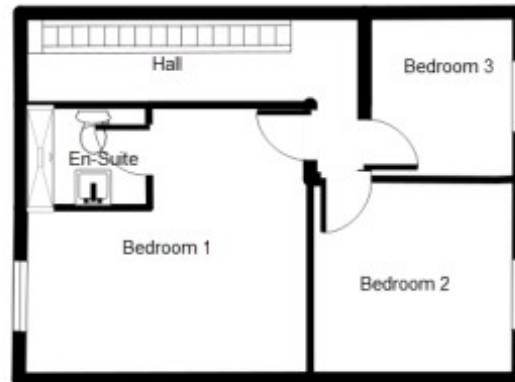












APPROX GROSS INTERNAL FLOOR AREA 86.88 sq m

Stanley Avenue, UB6
 This Floorplan is for illustration purposes only and is not drawn to scale
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**BRITISH
 PROPERTY
 AWARDS**
 2021

GOLD WINNER

ESTATE AGENT
 IN W5



HOMESearch

Energy Performance Certificate

Certificate Number : 9961-2805-7703-9408-4955

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87
69-80	C		
55-68	D	67	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9961-2805-7703-9408-4955>



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