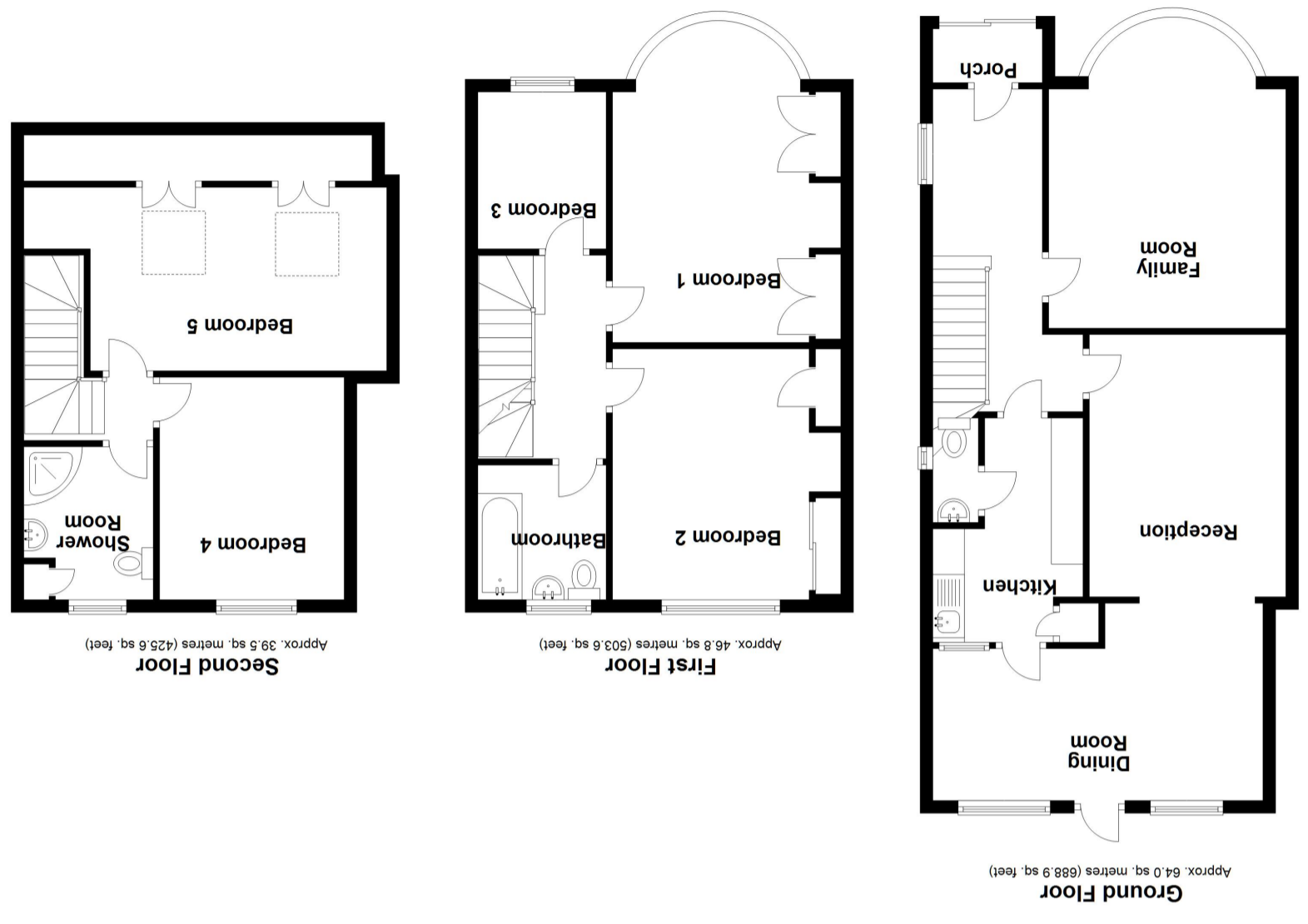


England, Wales & N.Ireland	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 to 100)
	B (81 to 91)
	C (69 to 80)
	D (55 to 68)
	E (39 to 54)
	F (21 to 38)
Not energy efficient - higher running costs	G (1 to 20)
Current	81
Potential	56

**Energy Efficiency Rating**

Total area: approx. 150.3 sq. metres (1618.1 sq. feet)



246 Greenford Avenue, London. W7 3AA.

£700,000



Offered to the market with vacant possession and no on chain is this substantial five bedroom semi detached house which has been carefully extended over the years to provide a large spacious family home. The property is currently in good condition and offers bright and flexible accommodation throughout. With a huge list of benefits, the property comes with rear garden storage room which could be changed to provide some potential home office space and still offering a great sized private garden, double glazed windows and gas central heating and off street parking via a drive to the front for two cars.

The property is located close to nearby shops, schools and regular multiple bus services into Ealing Broadway. Hanwell Rail Station is a short walk towards the end of the road (with speedy access to Ealing Broadway, Paddington & Heathrow). Also within walking distance are green open spaces including the ever popular 'Bunny Park' and Brent Valley Golf Course.

#### Family Room

15' 3" x 12' 1" (4.65m x 3.68m) Front aspect double glazed bay window, radiator

#### Rear Reception

12' 10" x 10' 2" (3.91m x 3.10m) Wood floor, radiator

#### Kitchen

11' 6" x 7' 2" (3.51m x 2.18m) Range of eye and base level units, gas hob with extractor hood over, stainless steel single drainer, plumbing and space for washing machine, tiled walls and floor

#### Dining Room

17' 0" x 10' 0" (5.18m x 3.05m) Rear aspect double glazed windows and door to garden, large floor, two radiators

#### Bedroom 1

15' 3" x 11' 11" (4.65m x 3.63m) Front aspect double glazed window, fitted wardrobes, radiator

#### Bedroom 2

12' 7" x 11' 11" (3.84m x 3.63m) Rear aspect double glazed window, fitted wardrobes, radiator

#### Bedroom 3

8' 2" x 7' 0" (2.49m x 2.13m) Front aspect double glazed window, radiator

#### Bathroom

Rear aspect double glazed window, panel enclosed bath with shower attachment, pedestal wash hand basin, low level WC, airing cupboard

#### Bedroom 4

10' 8" x 9' 7" (3.25m x 2.92m) Rear aspect double glazed window, fitted wardrobe, radiator

#### Bedroom 5

16' 7" x 9' 0" (5.05m x 2.74m) Front aspect double glazed velux window, fitted wardrobe, radiator, storage into eaves

#### Shower Room

Rear aspect double glazed window, shower cubicle, vanity wash hand basin, low level WC, fitted cupboard

#### Garden

Mainly laid to lawn with mature shrubs and trees and a covered decked area

#### Storage Room

15' 8" x 8' 6" (4.78m x 2.59m)

