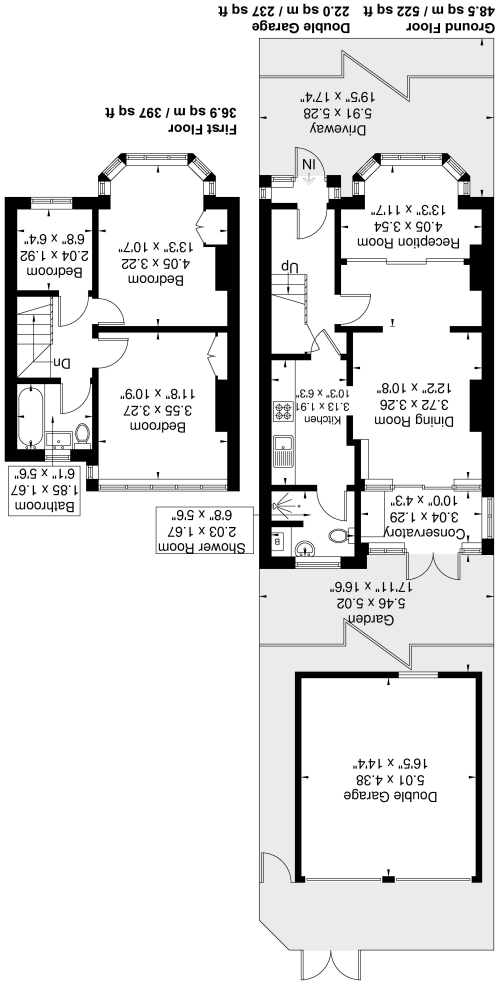


Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.



Rydal Crescent

Approximate Gross Internal Area = 85.4 sq m / 919 sq ft

Double Garage = 22.0 sq m / 237 sq ft

Total = 107.4 sq m / 1156 sq ft



38 Rydal Crescent, Perivale, Greenford, Greater London. UB6 8EG.

£519,000



Castle Residential are pleased to offer to the market this well presented three bedroom family located. The property comes with a wealth of benefits including two bathrooms/ shower rooms, two receptions currently arranged as one, conservatory, double glazing and gas central heating , off street parking to the front and a double garage to the rear.

The home is conveniently located with Perivale Station and Hanger Lane Stations (Central Line) being just 0.6 of a mile away, there is easy access to the A40, bus routes within walking distance, Tesco Superstore is also just a short walk. The area also offers an abundance of popular schools.

Front Reception

13' 3" x 11' 7" (4.04m x 3.53m) Front aspect double glazed bay window, radiator, laminate floor

Rear Reception

12' 2" x 10' 8" (3.71m x 3.25m) Rear aspect patio doors to conservatory, laminate floor, radiator, spot lights

Kitchen

10' 3" x 6' 3" (3.12m x 1.91m) Range of eye and base level units, gas hob with oven under and extractor hood over, single drainer sink, plumbing and space for washing machine

Shower Room

Rear aspect double glazed window, shower cubicle, low level WC, wall mounted hand wash basin, extractor fan

Conservatory

10' 0" x 4' 3" (3.05m x 1.30m) Leading to garden

Bedroom 1

13' 3" x 10' 7" (4.04m x 3.23m) Rear aspect double glazed bay window, radiator, fitted wardrobe

Bedroom 2

11' 8" x 10' 9" (3.56m x 3.28m) Rear aspect double glazed bay window, radiator, fitted wardrobe

Bedroom 3

6' 8" x 6' 4" (2.03m x 1.93m) Front aspect double glazed window, radiator

Bathroom

Rear aspect double glazed window, panel enclosed bath, low level WC, pedestal wash hand basin, heated towel rail, tiled walls

Garden

Flower bed and tree borders

Garage

16' 5" x 14' 4" (5.00m x 4.37m) Access from shared service road to the rear, power and light

