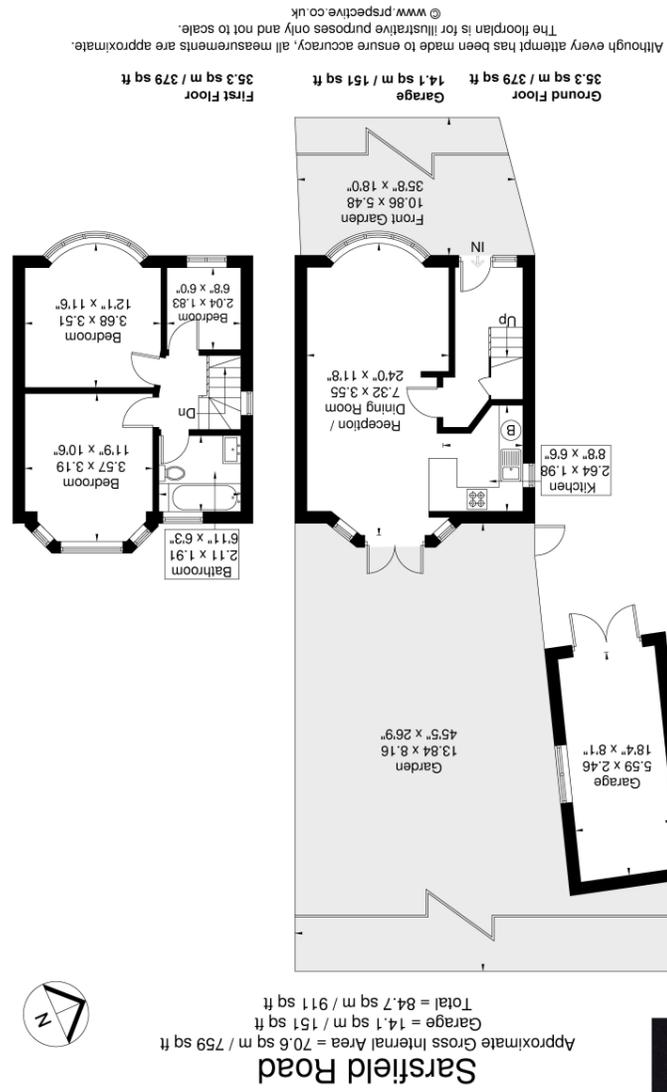


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	63
Potential	87



48 Sarsfield Road, Perivale, Greenford, Greater London.

UB6 7AE.

£499,000

This fantastic three-bedroom end of terrace family home is now available on the market with NO ONWARD CHAIN! Located on a quiet road, it offers the added benefit of a detached garage. The property is close to shops and transport links, including Perivale Central Line Station.

The property is in need of cosmetic updating throughout. However, it does feature gas central heating, double glazing, a detached garage, and a well-presented garden that overlooks local school fields.

The location is highly desirable, just moments away to local shops, restaurants and the convenient Tesco superstore in the Hoover Building. Enjoy seamless transport options with multiple bus services and two tube services, Perivale Station on the Central Line and Alperton Station on the Piccadilly Line. If driving, there is quick access to the A40 and North Circular. Scenic footpaths lead to picturesque walks along the canal and the beautiful green space of Horsenden Hill. Families will appreciate having John Fisher Primary School on the same road.

#### Through Lounge (Reception)

24' 0" x 11' 8" (7.32m x 3.56m) Front aspect double glazed bay window, wood engineered floor, two radiators, rear aspect double glazed windows and French doors to garden

#### Kitchen

8' 8" x 6' 6" (2.64m x 1.98m) Side aspect double glazed window, range of eye and base level units with single drainer sink, gas hob with oven under and extractor over, open plan, fully fitted with all mod cons

#### Bedroom One

12' 1" x 11' 6" (3.68m x 3.51m) Front aspect double glazed bay window, radiator

#### Bedroom Two

11' 9" x 10' 8" (3.58m x 3.25m) Rear aspect double glazed bay window, radiator

#### Bedroom Three

6' 8" x 6' 0" (2.03m x 1.83m) Front aspect double glazed window, radiator

#### Bathroom

Rear aspect window, tiled family bathroom with shower, low level WC, heated towel radiator

#### Garden

Private rear garden with patio and lawned area backing onto school fields

#### Garage

Garage with entrance from shared drive

