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## **RUGBY AVENUE, GREENFORD UB6 0EZ** **£314,950 Freehold**



### **EXTENDED, IMPROVED & VERY WELL PRESENTED THREE BEDROOM HOUSE**

The property is located in a residential side road less than  $\frac{3}{4}$  mile from Sudbury Hill Piccadilly Line zone 4 and Chiltern Branch Line stations. Local shops, 92, H17 and 487 bus routes as well as Greenford Central Line zone 4 station are within  $\frac{1}{2}$  mile of the property together with Horsenden Primary School and Horsenden Hill open space.

**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \***

**\* EXTENDED REAR RECEPTION ROOM \***

**\* MODERN KITCHEN & BATHROOM FITTINGS \* FITTED WARDROBES \***

**\* NO UPPER CHAIN \***

The accommodation comprises (with approximate dimensions):

### GROUND FLOOR

Entrance hall

Reception room 1      13' x 11'8                      (3.96m x 3.56m)

Reception room 2      21' x 11'2, reducing to 9'9      (6.40m x 3.40m, reducing to 2.97m)

Kitchen                      10' x 7'3                      (3.05m x 2.21m)



### FIRST FLOOR

Bedroom 1                      13' x 10' max.                      (3.96m x 3.05m)

Bedroom 2                      13' x 9'8                      (3.96m x 2.95m)

Bedroom 3                      7'6 x 7'3                      (2.29m x 2.21m)

Bathroom                      White suite comprising panel bath, shower cubicle and wash hand basin

Separate wc                      Low level suite



### OUTSIDE

Front garden

Rear garden approx. 75' (22m)

**VIEWING**

By appointment via **WESTBROOK: 020 8578 6704**