WESTBROOK Estate Agents & Chartered Surveyors



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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 ¾ 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 ½ 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 *

RUGBY AVENUE , GREENFORD

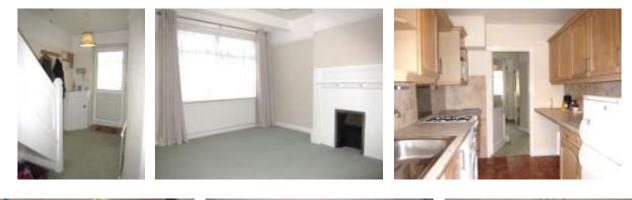
The accommodation comprises (with approximate dimensions):

GROUND FLOOR

Entrance hall Reception room 1 Reception room 2 Kitchen

13' x 11'8 21' x 11'2, reducing to 9'9 10' x 7'3

(3.96m x 3.56m) (6.40m x 3.40m, reducing to 2.97m) (3.05m x 2.21m)





FIRST FLOOR

Bedroom 1 Bedroom 2 Bedroom 3 13' x 10' max. 13' x 9'8 7'6 x 7'3

(3.96m x 3.05m) (3.96m x 2.95m) (2.29m x 2.21m)

Bathroom Separate wc White suite comprising panel bath, shower cubicle and wash hand basin Low level suite



OUTSIDE Front garden Rear garden approx. 75' (22m)

VIEWING

By appointment via WESTBROOK: 020 8578 6704