



**.53 Ellesmere Road  
Greenford, UB6 9ET**

**Asking Price £580,000**

We are pleased to offer this EXTENDED 4 bedroom family home, the property benefits from both a full width rear extension and loft conversion. Features include double glazed windows, gas central heating, garage and this property is offered with no upper chain

## .53 Ellesmere Road, Greenford, UB6 9ET

### Porch

Front door to

### Entrance Hall

Stairs to first floor, landing, radiator, doors two

### Downstairs Shower Room

Wet room with fully tiled walls, wall-mounted wash hand basin, low level, WC, radiator.

### Lounge / Diner

Double glazed window to front, radiator, power points, double doors two

### Kitchen

Range of iron and base level storage units, full, ring, gas hob, insight into work surface, built in electric, double oven and grill, space and plumbing for washing machine, space for tumble, dryer, power, points, double glazed window and doors to rear garden

### Stairs to First Floor

Doors

### Bedroom 1

Double glazed window to front, fitted wardrobes, radiator, PowerPoint.

### Bedroom 2

Double glazed window to rear, fitted wardrobes, radiator, power points.

### Bedroom 3

Double glazed window to front, radiator, PowerPoint.

### Bathroom

Panel Enclosed bath with mixer, taps, wall mounted electric shower, fully tiled walls, wall mounted, wash hand basin, low level WC, radiator, double glazed window to Rear

### Stairs to 2nd floor

### Bedroom 4

Double glazed windows to rear, radiator, fitted wardrobes, power points.

### Outside

#### Front

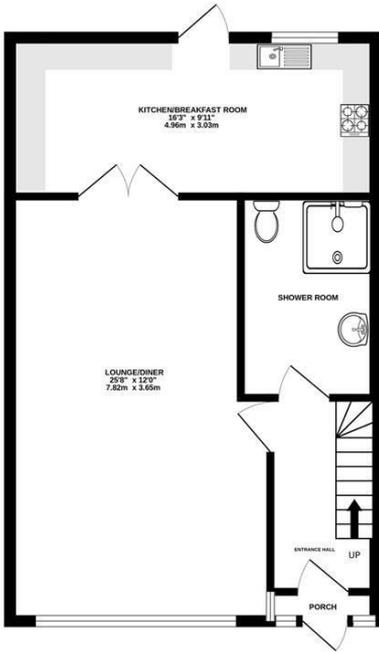
Fully enclosed garden with range of flowers and shrubs.

#### Rear

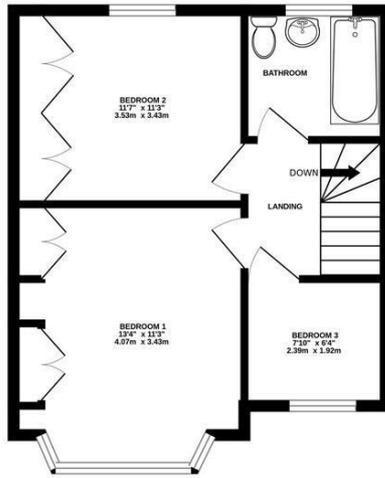
Paved patio area, leading to lawn area, close by concrete wall, variety of tree and shrubs, pathway leading to Garage



GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR  
181 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	