



**.43 Avon Road
Greenford, London UB6 9JA**

£585,000

Nupad are pleased to present this vastly EXTENDED 5 bedroom End Terraced House. The property boasts a separate lounge, an open plan kitchen/breakfast room, a family bathroom and a shower room on the top floor. Features include double glazed windows, gas central heating and private rear garden.

.43 Avon Road, Greenford, London UB6 9JA

Porch

Double glazed door, hardwood front door to

Entrance Hall

Wood flooring, double glazed window to side, stairs to first floor, doors to

Lounge

12'11" x 11'10" (3.96 x 3.61)

Double glazed bay window to front with fitted shutters, feature fireplace, radiator, power points,

Kitchen / Breakfast Room

18'2" x 11'5" (5.54 x 3.48)

Range of eye and base level storage units, work surfaces, gas cooker point, one and a half bowl sink unit with mixer taps, space and plumbing for washing machine & dishwasher, tiled walls, wood floors, inset ceiling spotlights, leading into

Family Area

8'9" x 6'9" (2.69 x 2.08)

Wood floors, double glazed windows and door to

Lean to

Double glazed windows, laminate wood floor, door to rear garden, double doors to

Utility Room

7'1" x 5'11" (2.16 x 1.81)

Laminate wood floor, space for fridge/freezer, space for tumble dryer, PowerPoint.

Stairs to First Floor

Double glazed window to side, radiator, stairs to 2nd floor, doors to

Bedroom 1

13'5" x 10'4" (4.11 x 3.17)

Double glazed bay window to front, fitted shutters, radiator, power points.

Bedroom 2

11'5" x 10'7" (3.48 x 3.24)

Double glazed window to rear, fitted double wardrobes with cupboards over, radiator, PowerPoint.

Bedroom 3

8'2" x 7'10" (2.51 x 2.39)

Double glazed windows to front and side, laminate floor, radiator, power points.

Bathroom

White suite with panel enclosed bath mixer tap with shower attachment, pedestal wash hand basin, low-level WC, chrome heated towel rail, fully tiled walls, double glazed window to rear.

Stairs to 2nd Floor

Double glazed window to side, doors to

Bedroom 4

9'4" x 7'7" (2.85 x 2.33)

Double glazed window to rear, laminate floor, radiator, power, points,.

Bedroom 5

13'4" x 8'3" (4.08 x 2.52)

Double glazed, skylights, laminate floor, radiators, PowerPoint, access to storage eaves

Shower Room

Fully tiled shower cubicle with sliding door, pedestal wash hand basin, low-level WC, chrome heated towel rail, fully tiled walls and floor, double glazed window to rear.

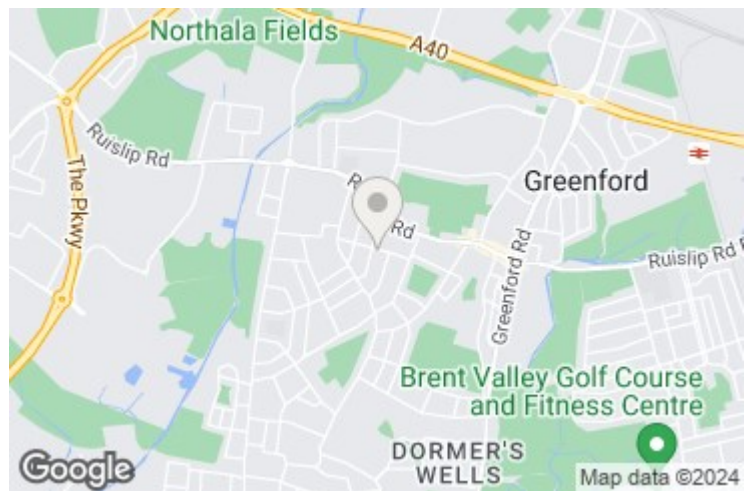
Outside

Front Garden

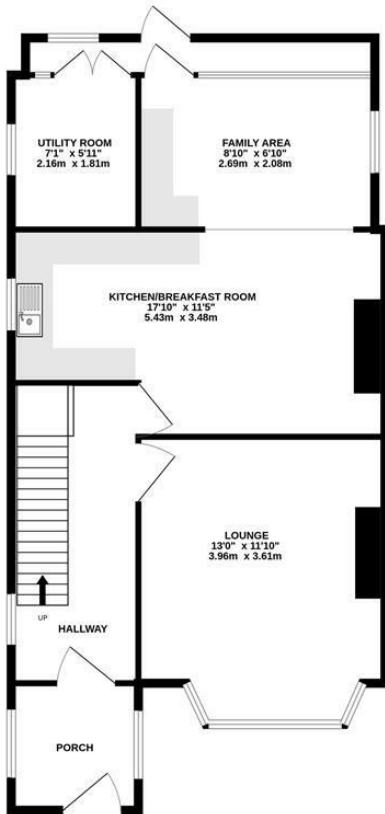
Paved area enclosed by shrub borders, side access to

Rear Garden

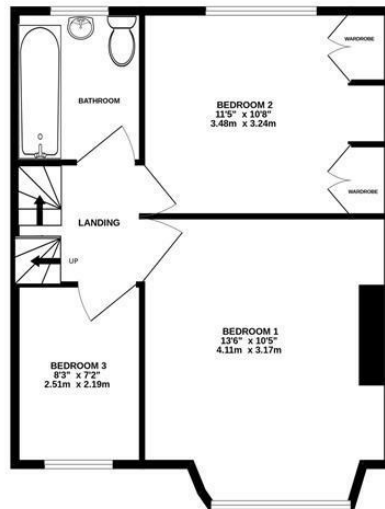
Paved patio area with flower border, paved pathway, leading to hard standing for timber shed, fully enclosed by panel fencing, side access.



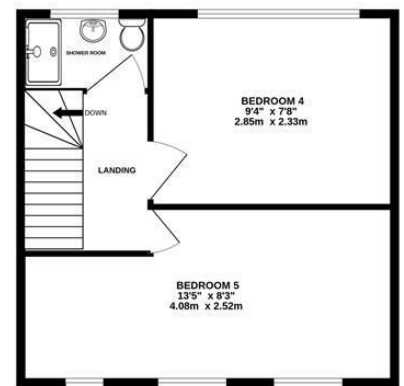
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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

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