



**.19 Eastmead Avenue
Greenford, UB6 9RB**

£560,000

Nupad are pleased to present this three bedroom detached bungalow located on the popular Westridge estate within walking distance of local shops, Greenford Broadway, and local transport links. This unique property offers a larger than average plot with either redevelopment or extending being a real possibility.(STPP). The property boasts double glazing. Gas central heating, own drive to garage and is offered with no upper chain.

.19 Eastmead Avenue, Greenford, UB6 9RB

Double Glazed Entrance Porch

built in cupboards, front door to

Entrance Hall

Built in airing cupboard, radiator, storage cupboard, loft hatch with loft ladders providing access to full length loft space doors to

Kitchen

11'1" x 9'1" (3.39 x 2.79)

Base level storage units, single drainer sink unit, double glazed window to side, Power Point, double glazed door to rear garden

Bedroom 1

14'2" x 9'10" (4.32 x 3.00)

Double glazed window to rear, radiator, Power Point

Bedroom 2

12'8" x 9'10" (3.87 x 3.00)

Double glazed window to side, radiator, Power Point

Lounge

13'5" x 12'0" (4.11 x 3.68)

Double glazed windows to front, radiator, Power Point.

Bedroom 3

11'6" x 7'0" (3.51 x 2.15)

Double glazed window to front, radiator, power points

Shower Room

Walk in shower cubicle, low-level WC, wash hand basin, double glazed window to side

Outside

Front

Enclosed garden area, pathway to the side leading to

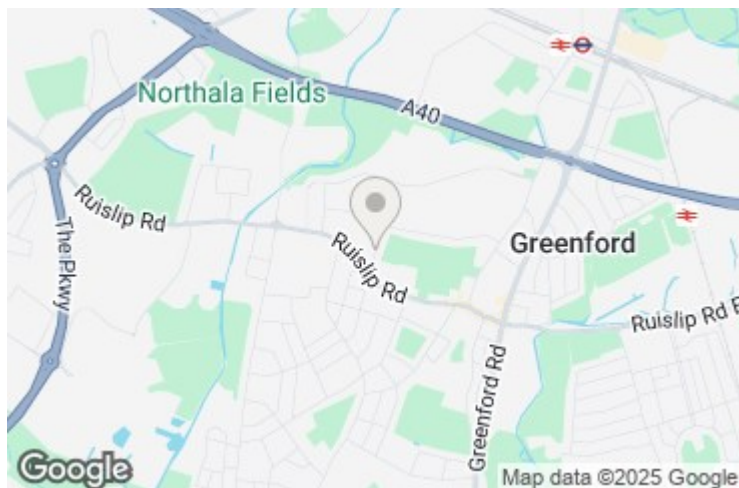
Rear

Paved patio area leading onto lawned area, hardstanding for greenhouse and shed enclosed by panel fencing

Garage

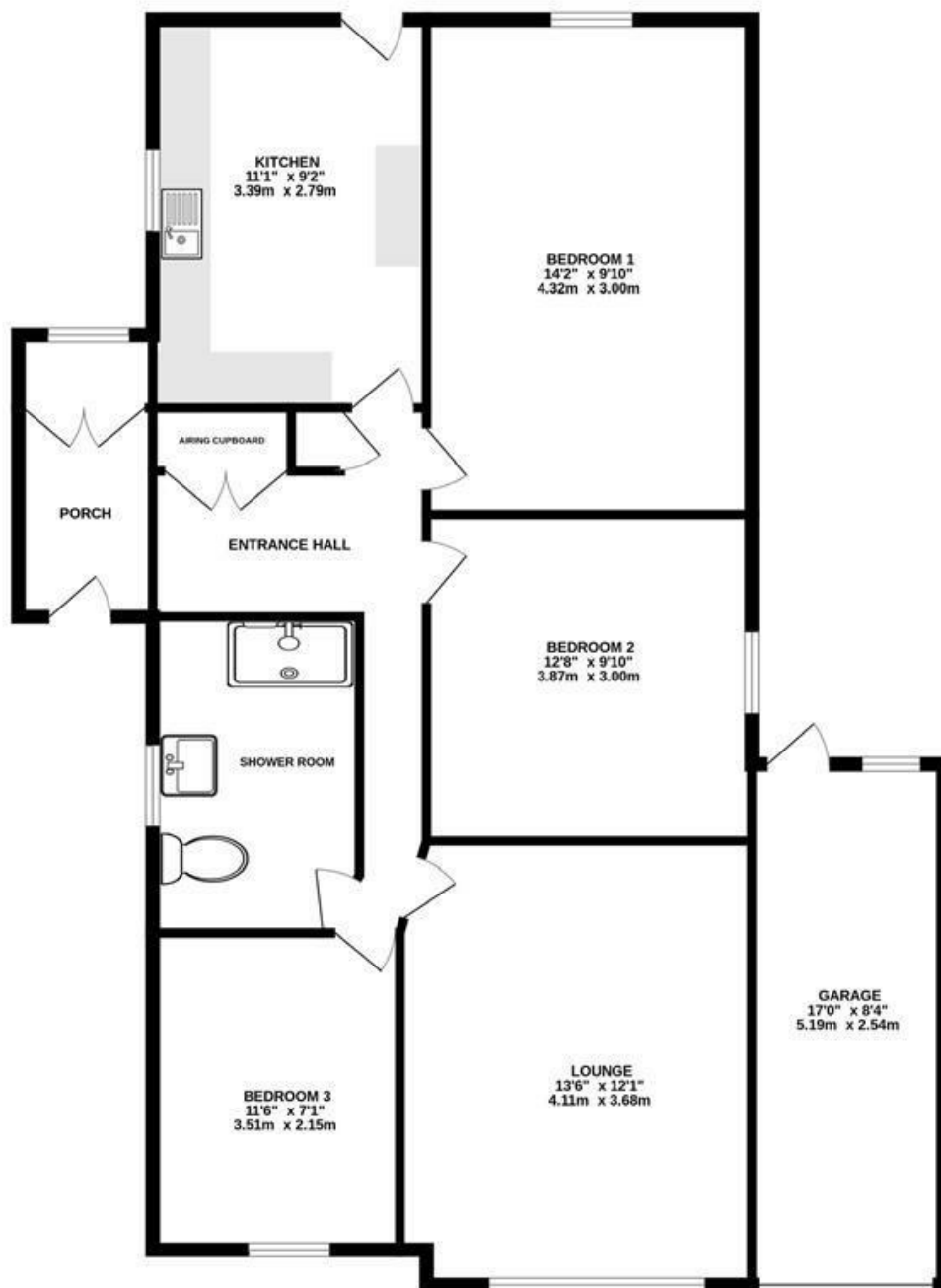
17'0" x 8'3" (5.19 x 2.54)

with up and over door, light and power



GROUND FLOOR

743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 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.
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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	