

# Rolfe East



Orchard Gate, Greenford, UB6 0QW

Asking Price: £665,000. Freehold

- Four bedroom semi detached family home
- Chain free sale
- Adjoining garage to the side
- Close to Horsenden Hill
- Two bath/shower rooms
- Further extension potential (STPP)
- Moments from Sudbury Town tube station (Piccadilly Line).
- Beautifully extended ground floor

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# 54 Orchard Gate, Greenford, UB6 0QW

A chance to purchase this well presented and extended four bedroom semi detached family home, extremely well located for multiple public transport options and brought to the market without any onward chain.

This lovely house is already superbly extended to the ground floor, and with an adjoining garage to the side, there is even more scope for further extensions still (subject to gaining necessary consents). The accommodation currently comprises a porch leading to a welcoming hallway, a spacious through lounge/diner, a modern kitchen/dining room, a downstairs shower room and WC and a double bedroom. There is also a personal door accessing the garage which has an electric up and over door. Upstairs, there is a light and bright landing with access to the loft space, three well proportioned bedrooms and a family bathroom. Outside, there is multiple off street parking spaces to the front, whilst to the rear, there is a large private garden with a super out building which would work well as an office, games room, gym or storage!

Well located, the property is moments from Sudbury Hill station (Piccadilly Line) and Sudbury Hill & Harrow Chiltern mainline station. There are also local shopping facilities nearby, the 92 and H17 bus routes and many respected schools including Horsenden Primary School. The beautiful open spaces of Horsenden Hill are very close by, making this a wonderful property for growing families.

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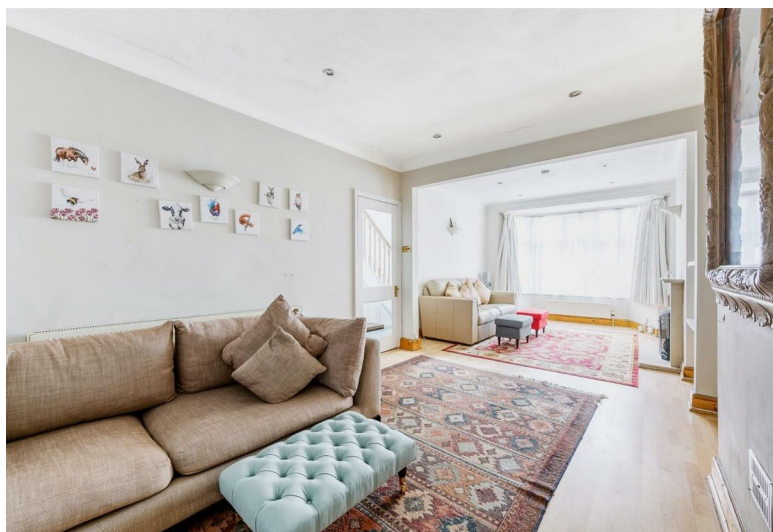
Council Tax Band: E







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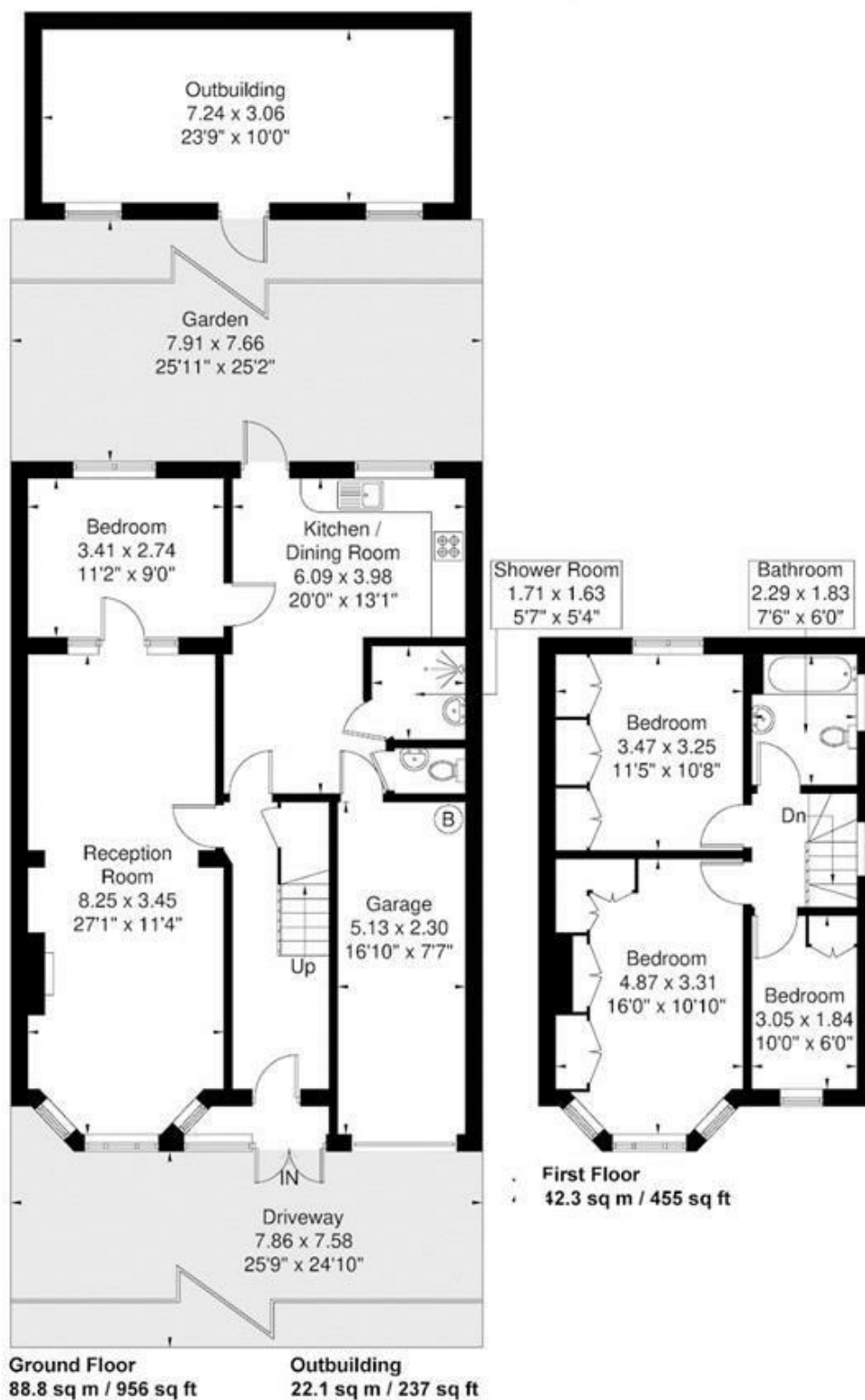


# Orchard Gate

Approximate Gross Internal Area = 131.1 sq m / 1411 sq ft

Outbuilding = 22.1 sq m / 237 sq ft

Total = 153.2 sq m / 1649 sq ft

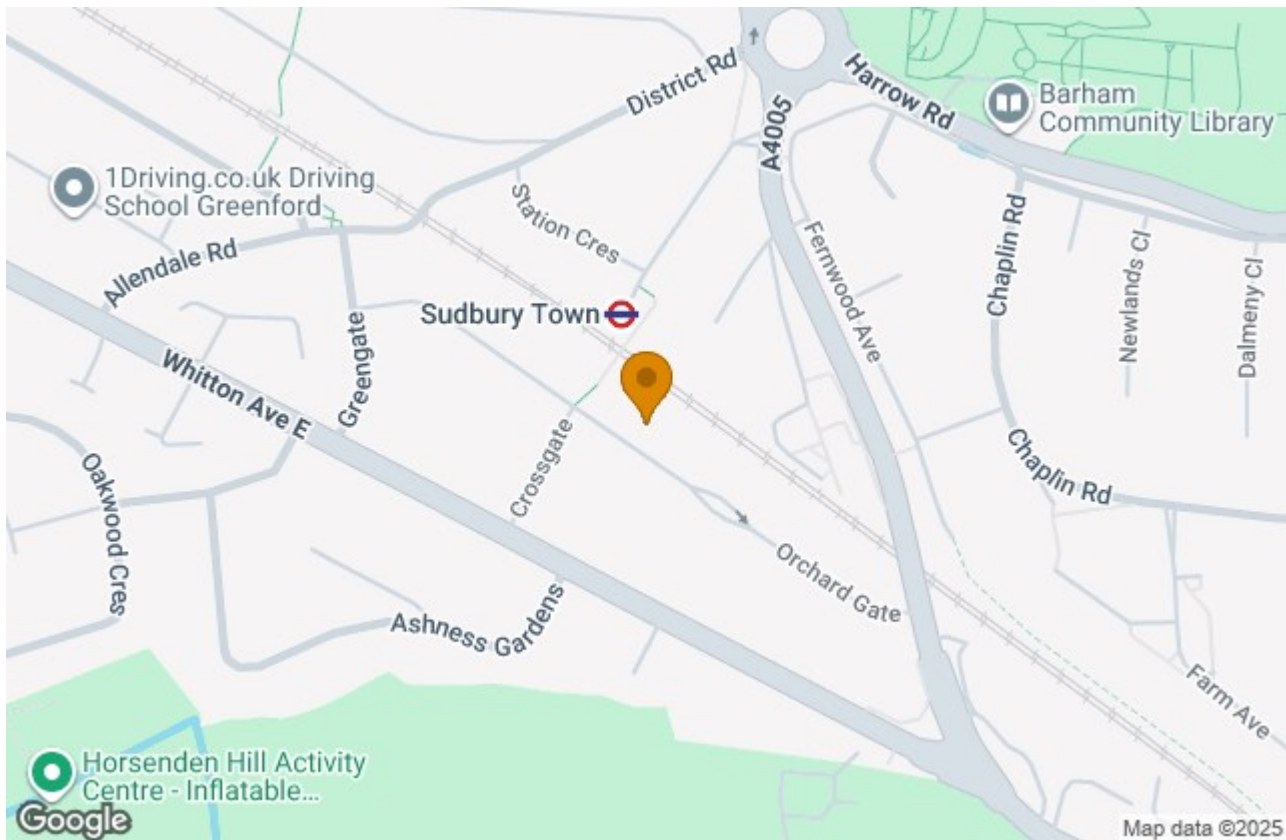


Although every attempt has been made to ensure accuracy, all measurements are approximate.

The floorplan is for illustrative purposes only and not to scale.

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## Energy Efficiency Rating

**EPC Rating: D**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 