

# Rolfe East



Leaver Gardens, Greenford, UB6 8EP. Asking Price: £595,000 Freehold.

Rolfe East  
289 Northfield Avenue, Ealing, W5 4XB  
020 8579 1111

northfields@rolfe-east.com  
<https://www.rolfe-east.com/>

A recently refurbished and beautifully presented three bedroom semi detached family home offering excellent living space whilst being superbly located for the tube, train and road links in and out of London.

This lovely house boasts deep, double glazed bay windows and spacious accommodation which comprises a porch and welcoming hallway, a through lounge/dining room, a modern kitchen and a large conservatory to the rear giving a lovely room to relax and unwind overlooking the rear garden. Upstairs, there are three well proportioned bedrooms, a modern bathroom with a separate WC and a landing giving access to a spacious loft. Outside, there are gardens to the front and back, with the rear being of a sunny southerly aspect. There is also a large detached garage that has been converted to give a fantastic office space and garden room and there is also a shared drive.

The property is conveniently positioned within walking distance of Greenford tube and over ground station (Central Line), whilst South Greenford station is closer still. It is also nearby many popular open spaces including Greenford Lagoon and Marnham and Northalia fields and local shops including the large Tesco supermarket. Bus and road links serving the surrounding areas and beyond are also within easy reach.

To view this property, call Rolfe East to arrange your appointment to view!



Council Tax Band: E E



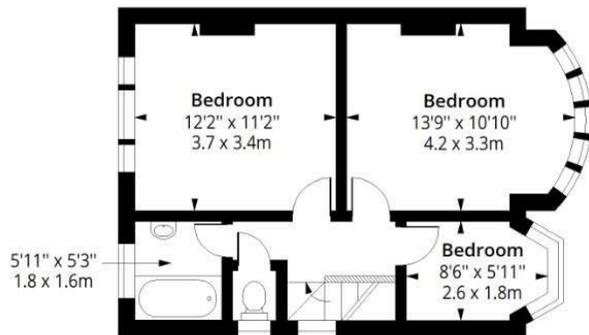




# Leaver Gardens, UB6

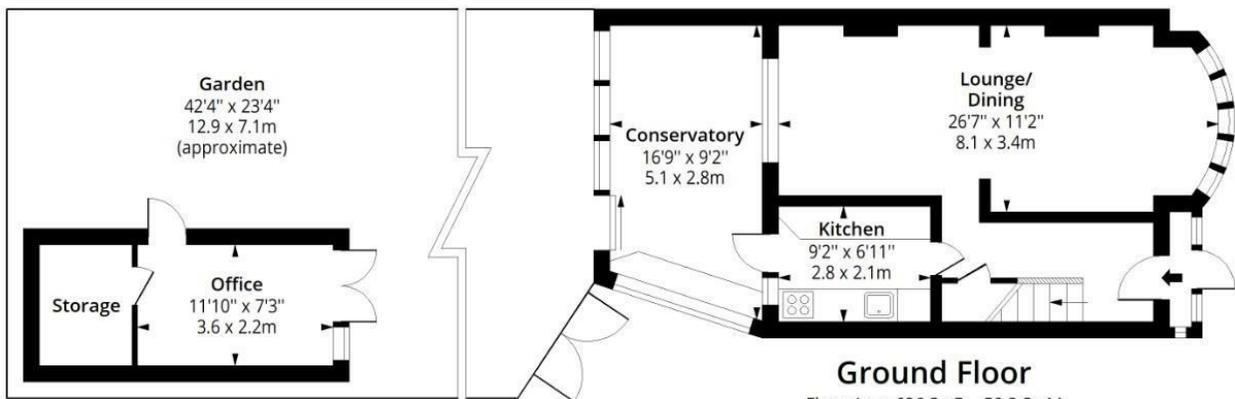
Approx. Gross Internal Area 1066 Sq Ft - 99.03 Sq M

Approx. Gross Office Area 140 Sq Ft - 13.01 Sq M



## First Floor

Floor Area 440 Sq Ft - 40.8 Sq M



## Ground Floor

Floor Area 626 Sq Ft - 58.2 Sq M



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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