



Queens Avenue, Greenford, UB6 9BU
Guide Price £615,000

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ESTATE AGENTS



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This modernised and beautifully decorated extended terrace property offers a wonderful balance of style and space with a striking six-meter rear extension.

The rear extension showcases a contemporary kitchen with sleek integrated appliances, opening into a bright and welcoming living area. The home also benefits from an additional reception room, giving you flexibility for a formal lounge or bedroom.

Upstairs there are three well-proportioned bedrooms served by a modern family bathroom, while a spacious loft room provides scope for further development, subject to planning permission. A convenient ground-floor shower room adds to the practicality of the layout.

Outside, a generous rear garden with rear vehicle access offers excellent outdoor space, along with a garage for secure storage. To the front, a brick paved driveway offers off-street parking.

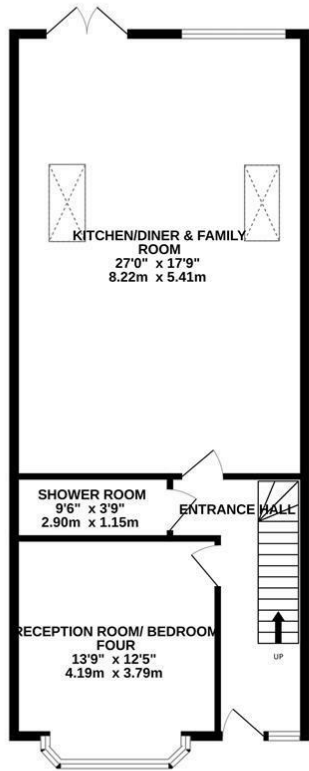
Conveniently located just 1.0 mile from Hanwell Station commuting becomes effortless, providing easy access to the City and beyond. Additionally, a wealth of amenities, including shops, restaurants, and parks, are within easy reach ensuring a lifestyle of comfort and convenience. Local reputable schools include The Cardinal Wiseman Catholic School and William Perkin Church of England High School, both scoring OUTSTANDING by OFSTED. For motorists the A40, A406 and A4/M4 can be found within a short drive.

Key Features

- **Modernised + Well Decorated Extended Terrace Property**
- **6m Rear Extension Show Casing a Chic Kitchen with Integrated Appliances + Living Area**
- **Additional Reception Room/ Bedroom**
 - **Three Bedrooms on the First Floor**
- **Loft Room with Scope for Development (stpp)**
 - **Family Bathroom + Ground Floor Shower Room**
- **Lengthy Rear Garden with Rear Vehicle Access**
 - **Garage**
- **Front Garden with Off Street Parking**
 - **Circa 1,641 Sq.Ft**



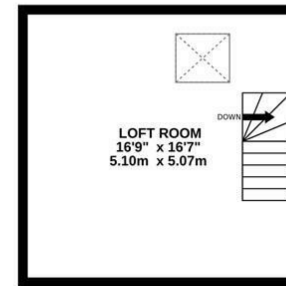
GROUND FLOOR
940 sq.ft. (87.3 sq.m.) approx.



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



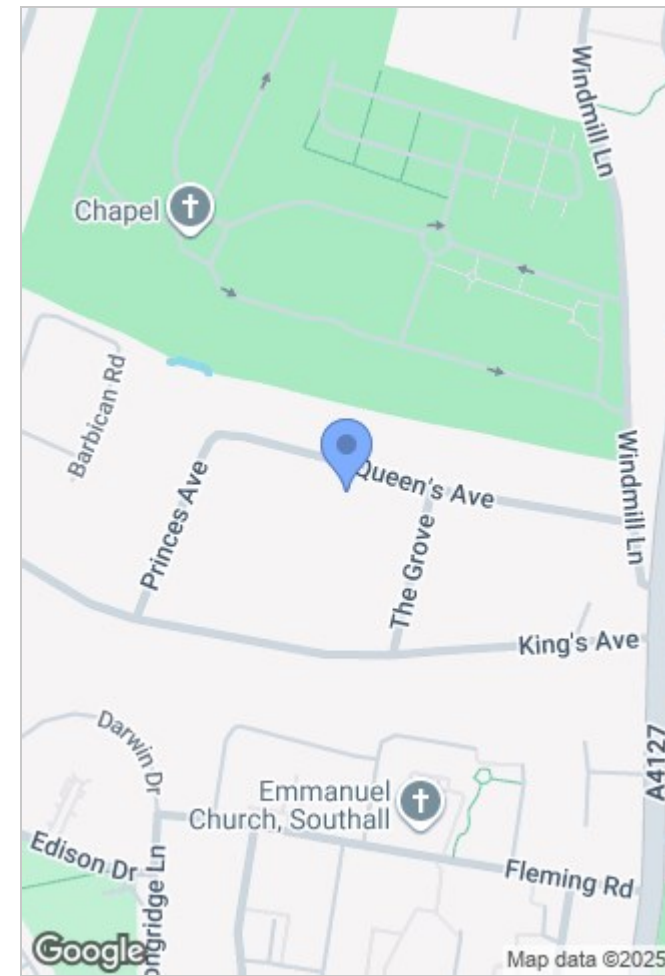
2ND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1641 sq.ft. (152.5 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.
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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	

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