



82 Rothesay Avenue, Greenford, London, UB6 0DB

Asking Price £599,999

EVANS
& COMPANY

Rothesay Avenue Greenford

- EXTENDED 4 Bedroom House
- 4th Bedroom with en suite Shower rRoom
- In & Out Driveway
- Double Glazed
- Gas Central Heating
- Rear garden
- Walking Distance to Tube Stations
- Cul De Sac Location
- Through Lounge

Evans & Company are pleased to present this spacious EXTENDED 4 Bedroom house with further potential to extend (STPP). The property boasts an in/out drive providing off street parking for 3/4 cars. The side extension provides a 4th bedroom with en suite shower room and an extended kitchen. Features include double glazed windows, gas central heating, rear garden and brick built storage shed

Double glazed front door to

Entrance Hall

Laminate floor, radiator, stairs to first floor, doors to.



Kitchen

8'7" x 15'0" (widest point) (2.62 x 4.58 (widest point))

Range of eye and base level storage units, roll edge work surface, space and plumbing washing machine, space and plumbing for dishwasher, single drain stainless steel sink unit with mixer taps, built in electric oven with five ring Gas hob insight into work surface with overhead extractor hood, inset ceiling spotlight, tiled floors, PowerPoint, double glazed window and door to rear garden

Lounge

11'4" x 12'10" (3.47 x 3.93)

Double glazed window to front, laminate floor, radiator, open plan to

Dining Area

11'5" x 10'5" (3.50 x 3.19)

Double glazed window to Rear, laminate floor, radiator, PowerPoint.

Bedroom 4

13'3" x 7'8" (4.05 x 2.35)

Double glazed window to front, fitted wardrobes, power points, door to

En Suite Shower Room

Fully tiled shower cubicle, low level wc, wash hand basin, double glazed window to front

Stairs to First Floor

Double glazed window to side, doors to

Bedroom 1

12'9" x 10'6" (3.91 x 3.22)

Fitted wardrobe, double glazed window to front, radiator, laminate floors, PowerPoint.

Bedroom 2

11'10" x 10'7" (3.63 x 3.23)

Double glazed windows rear, radiator, laminate floor, PowerPoint.

Bedroom 3

6'10" x 6'6" (2.10 x 2.00)

Double glazed windows to front, radiator, laminate floor, PowerPoint.

Bathroom

Corner bath with mixer taps and shower attachment, pedestal wash basin, low-level WC, chrome heated towel rail, tiled floors and walls, double glazed windows to side and rear.

Outside

Front

Off Street Parking with in and out driveway enclosed by brick wall with flower borders

Rear

Fully Paved, enclosed by brick wall, access to

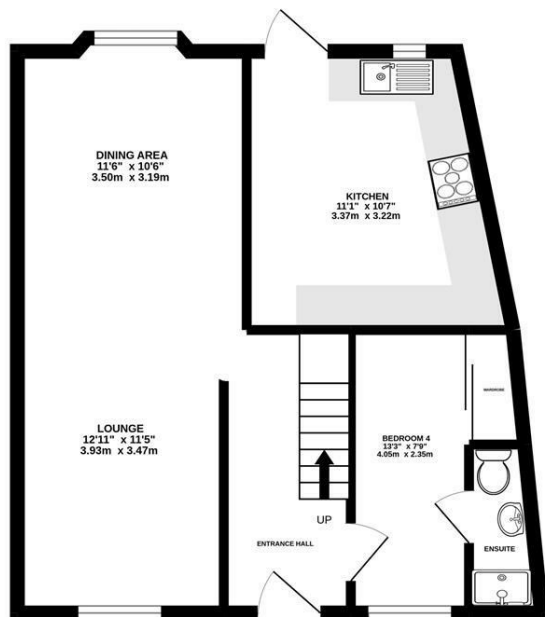
Brick Built Storage Room

22'8" x 11'1" narrowing to 3'9" (6.92 x 3.38 narrowing to 1.15)

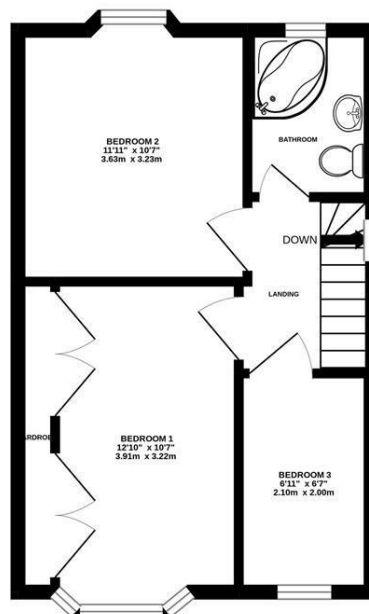
Double glazed window, fully tiled floors.



GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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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55 The Broadway, Greenford, Middlesex, UB6 9PN
020 8575 7722
enquiries@evanson-line.com
www.altosoftware.co.uk

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	