



79 Barmouth Avenue, Perivale, Greenford, UB6 8JU

£575,000

EVANS
& COMPANY

Barmouth Avenue Greenford

- 3 bedrooms
- 2 bathrooms
- Rear extension
- Outbuilding
- Modern
- Double glazed
- Central heated
- Rear garden

Nestled in the charming area of Barmouth Avenue, Perivale, this mid-terrace house was built between 1930 and 1939. The property has been thoughtfully updated, making it ready for you to move in without delay.

Upon entering, you will find two spacious reception rooms and the layout is both practical and inviting. The rear extension enhances the living space and allows for an open plan kitchen area.

The house boasts three well-proportioned bedrooms with two bathrooms.

The location in Perivale is ideal, offering easy access to local amenities, parks, and excellent transport links, making it a desirable choice for commuters and families alike.

If you are looking for a modern, spacious, and well-located property, this mid-terrace house on Barmouth Avenue is certainly worth considering.



Covered Entrance

Front door to

Entrance Hall

Stairs to first floor, double glazed window to front, laminate wood floors, doors to

Lounge

13'3" x 10'2" (4.06 x 3.10)

Wood laminate floors, power points, double glazed bay windows to front, inset spotlights, radiator

Dining Area

12'2" x 9'6" (3.71 x 2.92)

Wood laminate floors, power points, radiator, inset spotlights, double doors to

Kitchen / Breakfast Room

15'1" x 9'8" (4.62 x 2.95)

Wood laminate floors, inset spotlights, eye and base level storage units, four ring gas hob with over head extractor hood, integrated double oven and grill, single drainer stainless steel sink unit with mixer taps, power points, double glazed windows to rear, double glazed double doors to rear

Shower Room

Full tiled walls and floors, chrome heated towel rail, inset spotlights, wash hand basin with mixer taps, shower cubical with shower attachment, low level WC

Outbuilding

17'10" x 14'2" (5.45 x 4.33)

Door to rear, stand up shower room with full tiled walls, shower cubical with shower attachment, low level WC, wash hand basin with mixer taps. Inset spotlights, eye and base level storage units, power points, wood laminate floors, inset spotlights

Stairs to first floor

Bedroom 1

13'6" x 9'10" (4.14 x 3.0)

Double glazed bay windows to front, power points, inset spotlights, fitted wardrobes, radiator

Bedroom 2

12'2" x 9'10" (3.71 x 3.02)

Double glazed windows to rear, power points, inset spotlights, radiator, fitted wardrobes

Bedroom 3

8'3" x 5'10" (2.53 x 1.80)

Double glazed windows to front, power points, radiator

Bathroom

Fully tiled walls and floors, low level WC, vanity wash hand basin with mixer taps, panel enclosed bath, chrome heated towel rail, inset spotlights

Outside

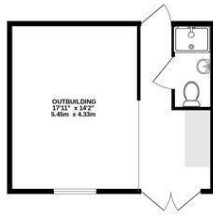
Front

Rear

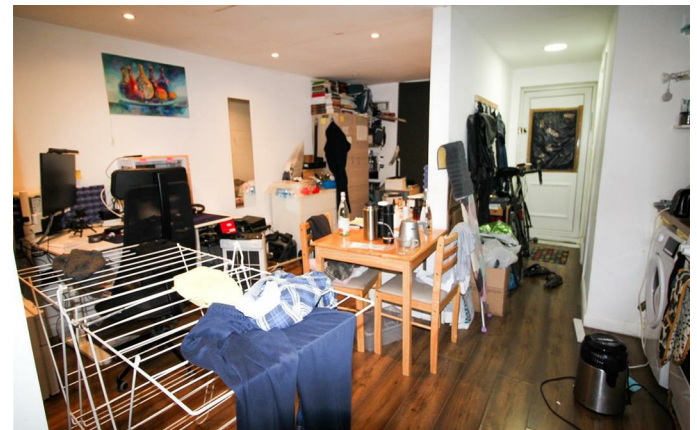
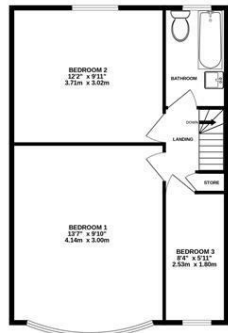
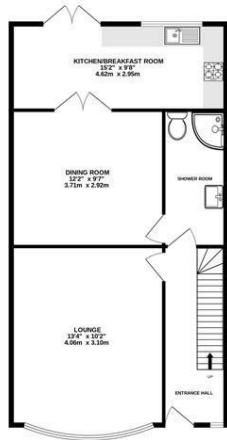
Paved flooring, law area with paved path leading to outbuilding



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any 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 here are not guaranteed 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	80

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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