



18 Acer Avenue, Yeading, Middlesex, UB4 9NR
£470,000

EVANS
& COMPANY

Acer Avenue

Middlesex

- 2 Bedroom Semi Detached House
- Built by Boris Homes
- Double Glazed
- Allocated Parking Space
- Double Glazed Windows
- No Upper Chain
- Walking distance of Supermarket & Bus Routes

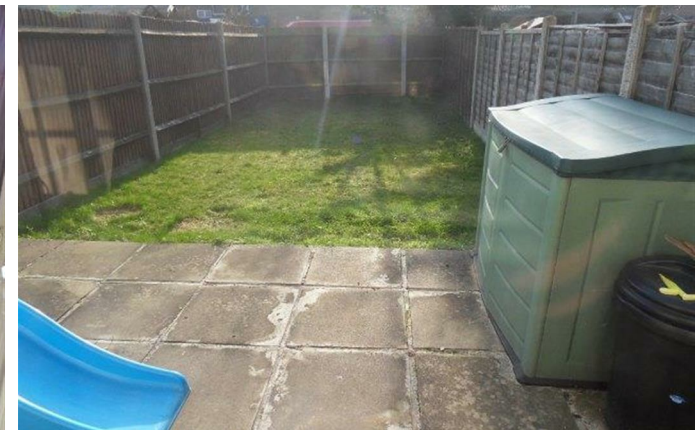
Evans & Company are pleased to offer this well maintained 2 bedroom 2 bathroom Bovis built house. The property boasts off street parking, gas central heating, double glazed windows and a private rear garden as well as the master bedroom benefitting from an en suite shower room. The property is located within walking distance of the Tesco Superstore and is within walking distance of local bus routes.

Covered Entrance

Double Glazed front door to

Entrance Hall

Stairs to first floor, door to



Lounge

14'10" x 10'4" (4.53 x 3.17)

Double Glazed window to front, radiator, power points, under stairs storage cupboard, door to

Patio area leading to lawned area, space for storage, enclosed by fencing



Kitchen

13'5" x 8'8" (4.10 x 2.65)

Modern range of eye and base level storage units, built in gas hob with electric oven under, single drainer sink unit, space and plumbing for washing machine, space for fridge/freezer, double glazed window and doors to rear garden

Stairs to First Floor

Cupboard housing hot water tank, doors to

Bedroom 1

11'10" x 8'1" (3.63 x 2.47)

Built in wardrobe, double glazed window to front, radiator, power points, door to

En Suite Shower Room

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



Bedroom 2

11'8" x 7'1" (3.58 x 2.17)

Double glazed window to rear, radiator, power points

Bathroom

6'3" x 6'1" (1.91 x 1.86)

Panel enclosed bath, low level wc, wash hand basin, tiled walls, double glazed window to rear

Outside

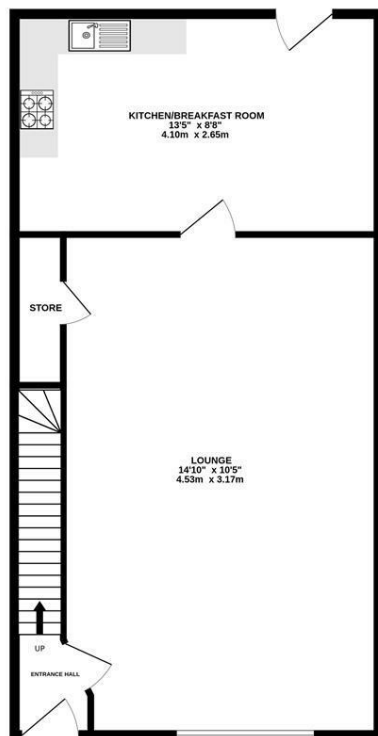
Front

Off street parking for 1 car, side access to

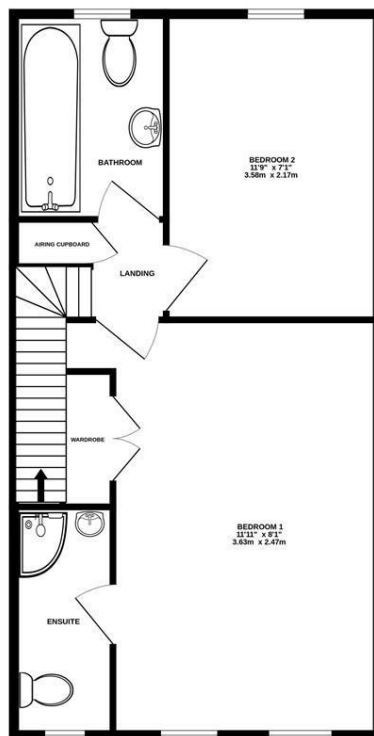
Rear



GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.6 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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