



Sudbury Heights Avenue, Greenford, UB6

GUIDE PRICE:
£659,950
Freehold

Four bedroom semi-detached house available for sale in Greenford! The property comprises of three floors and further benefits include four reception rooms, three bathrooms, well presented rear garden, separate kitchen, front driveway for off street parking, gas central heating and a balcony on the top floor overlooking the rear garden. Within walking distance to Sudbury Town Tube Station (Piccadilly Line) and easy access to Wembley High Road. The property is in good condition throughout and is offered chain free, early viewing are highly recommended.

- Semi-detached house
- Freehold
- Chain free
- Four bedrooms
- Four reception rooms
- Three bathrooms
- Property comprises of three floors
- Rear garden
- Off street parking
- Separate kitchen
- Gas central heating
- Top floor balcony overlooking the rear



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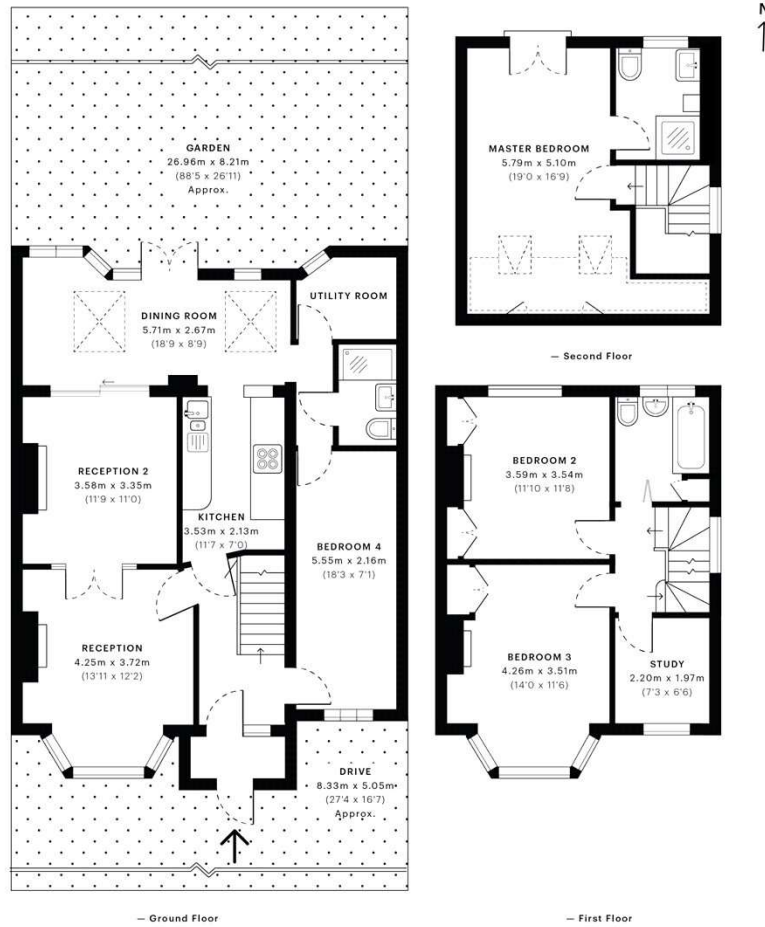
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EST. 1850



GROSS INTERNAL AREA (GIA)
The footprint of the property
151.05 sqm / 1625.89 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes voids above restricted head height
133.69 sqm / 1439.03 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
4.75 sqm / 51.13 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 146.67 sqm / 1578.74 sqft
IPMS 3C RESIDENTIAL 136.63 sqm / 1470.67 sqft

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