



Bilton Road, Greenford, UB6 7BA

CHARRISON DAVIS ARE THE VENDORS SOLE AGENTS FOR THIS MORE SPACIOUS THAN EXPECTED 3 BEDROOM EXTENDED TERRACED HOUSE OFFERING MUCH POTENTIAL AND AVAILABLE WITH NO ONWARD CHAIN!

This property has gas central heating and double glazing but will require renovation throughout.

Spacious rooms provide an enclosed porch, entrance hall, front lounge (possible 4th bedroom), dining room, kitchen, ground floor shower room/toilet and an 18' conservatory to the rear. Upstairs has loft space suitable for conversion stpp, 3 bedrooms with fitted wardrobes and a bathroom. Outside has a 50' rear garden including an 18' detached storage room. To the front you have your own drive parking 2 cars.

The property is conveniently located near reputable schools, across the road from a busy shopping parade and within easy reach of Alperton Underground Station, Perivale Underground Station and around 1.2 km to South Greenford railway station. Regular bus services run towards Alperton and Wembley on one side, and Ealing on the other, with additional transport links into central London via the nearby A40.

Asking Price £520,000

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: info@charrisondavis.com www.charrisondavis.co.uk

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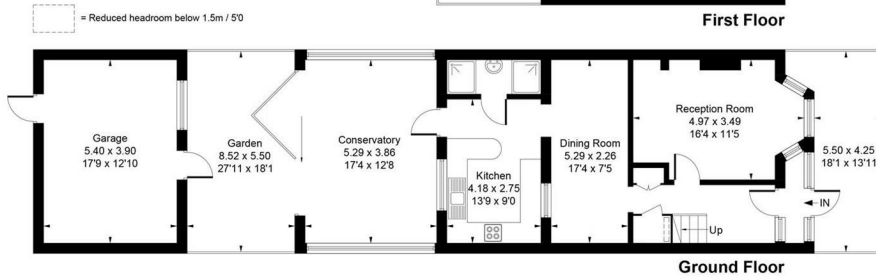
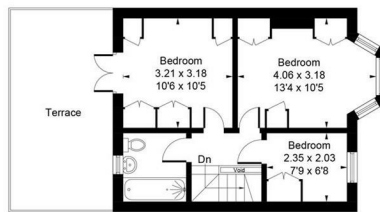
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Approximate Gross Internal Area (Excluding Void) = 114.94 sq m / 1237 sq ft
Garage = 21.20 sq m / 228 sq ft
Total = 136.14 sq m / 1465 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	71	78
England & Wales	EU Directive 2002/91/EC	

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