



Ennismore Avenue | Greenford | UB6 0JJ

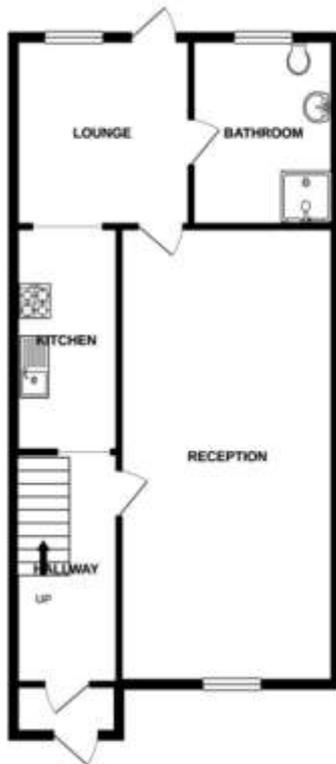
£629,950

Hiltons Estates brings to the market this Spacious 4 bedroom Semi-Detached Freehold property located in popular Greenford, UB6! The ground floor comprises porch, entrance hallway, spacious through-lounge, fully fitted kitchen/diner/living room, bathroom, and rear garden outer-garage with additional brick built storage annex. The first floor consists of 2 double bedrooms, a well sized bedroom, and family bathroom. Upstairs, on the second floor there is a loft conversion with spacious bedroom and shower room. Solar Panels and CCTV come installed with the property, a valuable

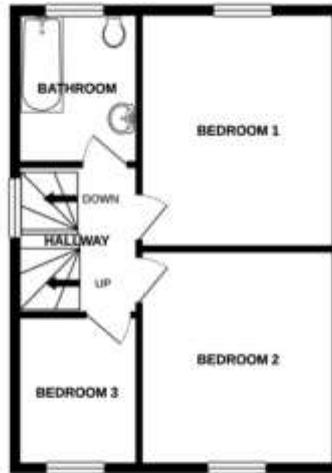
- Spacious 4 Bedroom Semi-Detached
- Spacious room sizes and rear Annex
- Solar Panels and CCTV Come Installed!!!
- Brilliant Opportunity for Families, Commuters, Investors and Developers



GROUND FLOOR
676 sq ft. (62.8 sq m.) approx.



FIRST FLOOR
466 sq ft. (43.3 sq m.) approx.



SECOND FLOOR
466 sq ft. (43.3 sq m.) approx.



TOTAL FLOOR AREA : 1609 sq ft. (149.4 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements