



 **3**  
Bedrooms

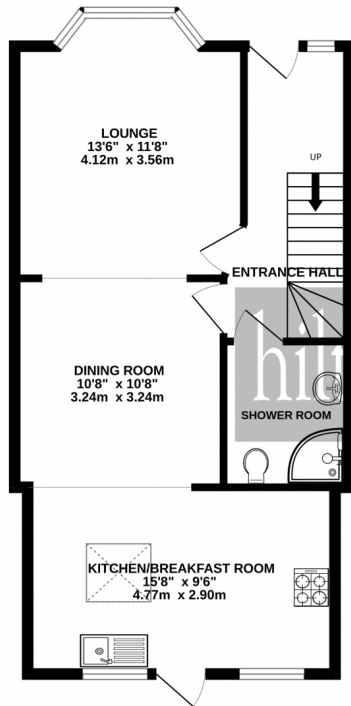
 **2**  
Bathrooms



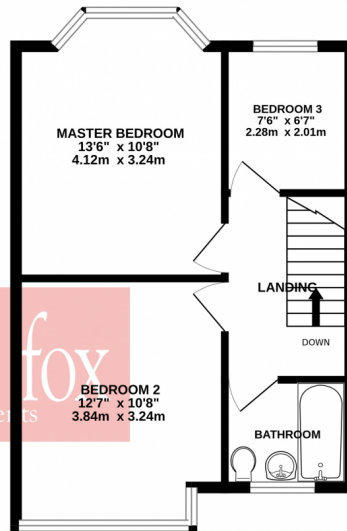
Backing onto Alperton Sports Ground is this extended family home. Internally to the ground floor you will find a fabulous through lounge which is decorated to make the most of the light and space whilst to the rear you will find a modern kitchen/breakfast room sweeping across the back, you will also find a guests shower room with disabled access. To the first floor there are all three bedrooms and the family bathroom. Externally to the front there is off street parking for a number of cars and to the rear a family friendly garden with a gate that takes you onto the open space.

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GROUND FLOOR  
541 sq.ft. (50.3 sq.m.) approx.




1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.4 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) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	66	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 





Alperton Community School

London Shootfighters

Biblos

Mieszko Polski Supermarket Perivale

Alperton

London Motorcycle Centre (LMC)

Tariq Halal Meat Wholesale

Sainsbury's Petrol Station

Loon Fung Alperton

LloydsDirect

Ramzi Autos

Goals Wembley

ESSO EG ALPERTON

McDonald's

Pauls Plaice

KFC Alperton - Western Avenue

Selco Builders Warehouse

FCI London

Alperton Community School (Upper Site) Primary School

Jordan Rd

Torrington Rd

Lee Rd

Fraser Rd

Federal Rd

Fairfield Dr

Bilton Rd

Manor Farm Rd

Mount Pleasant

Athlon Rd

Ealing Rd

Abbey Ave

Fulwood Ave

Norwood Ave

Bamford Ave

Brentvale Ave

Longley Ave

Park Ave

A406

P Huxley Gardens

Twyford Abbey Rd

A40

River Brent

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