



 **2**  
Bedrooms

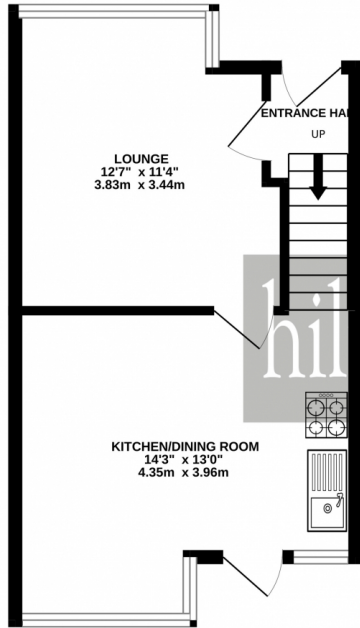
 **1**  
Bathroom



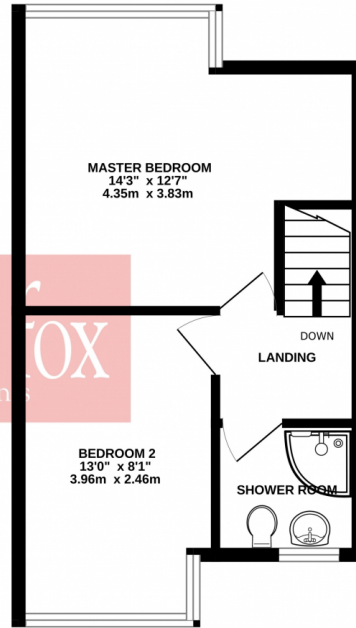
Located just a stone's throw from Perivale Primary School is this Two Double Bedroom family home. Internally to the ground floor you will find a good size lounge and to the rear a large kitchen diner. To the first floor there is Two Double bedrooms and the family bathroom. Externally to the front there is off street parking whilst to the rear a large private west facing garden. You will also find the property is well placed giving you easy access to Bilton Road with its fantastic range of shops and transport links. All in all, this is one not to be missed.

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GROUND FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 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>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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





BMB Plumbing & Heating Services

Shri Sanatan Hindu Mandir

Mieszko Polski Supermarket Perivale

London Shootfighters

Alperton

Metropolitan Police Perivale Car Pound

Segro Park, Perivale

Kluseczka

Sainsbury's Petrol Station

Loon Fung Alperton

Lamar Cafe & Lounge

LloydsDirect

Sam's Van Hire

Goals Wembley

ESSO EG ALPERTON

Royal Nawaab Perivale

Ealing Golf Club

KFC Alperton - Western Avenue