



Offers in the region of £380,000

TENURE : LEASEHOLD

Greenford, UB6

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 1

Rolitex Estates
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 **Rolitex Estates**
RESIDENTIAL SALES & LETTINGS - PROPERTY AGENTS

Discover Your Dream Home in Greenford on Legion Road!

Experience the perfect blend of comfort and elegance in our stunning 3-bedroom maisonette in the serene and picturesque Greenford neighbourhood. This property is a unique blend of modern amenities and cosy living spaces tailored to meet the needs and dreams of a contemporary family.

Key Highlights of Your Future Home:

- **Spacious and Inviting Living Room:** Enter into a large, welcoming living area, ideal for family gatherings, entertainment, or relaxing moments. Natural light pours through large windows, creating a bright, cheerful atmosphere.
- **Gourmet Kitchen Delight:** Our modern, fully-equipped kitchen is a chef's dream. It features state-of-the-art appliances, ample countertop space, and extensive storage, perfect for culinary adventures.
- **Convenient Downstairs WC:** The practical downstairs WC adds a layer of convenience for both residents and guests.
- **Enchanting Private Garden:** Your own tranquil garden offers a peaceful retreat for summer evenings, weekend barbecues, gardening, and family fun.

Upstairs, A World of Comfort Awaits:

- **Luxurious Master Bedroom with Ensuite:** The spacious master bedroom, with its private ensuite, is a peaceful haven for rest and relaxation, bathed in natural light.
- **Versatile Additional Bedrooms:** The property includes two additional bedrooms - flexible and spacious, ideal for children, guests, or a home office.
- **Modern Family Bathroom:** The large family bathroom, equipped with contemporary fixtures, ensures a comfortable and refreshing experience for all family members.

This maisonette on Legion Road is not just a house; it's a canvas for your family's future memories. Offering tranquility, convenience, and modern living, it's more than a home - it's a place where life unfolds. Seize the opportunity to make it yours.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	87
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		2	1
EU Directive 2002/91/EC			

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