



EST 2004
ElliotLee

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104 Middleton Avenue, Greenford - UB6 8BS

In Excess of £750,000



104 Middleton Avenue

Greenford, Greenford

Elliot Lee is pleased to introduce this attractive five-bedroom semi-detached residence, ideally situated in Greenford, offering close proximity to local amenities, transport links, and the excellent William Perkin High School.

The ground floor of this appealing property comprises an entrance hall, two reception rooms, a fifth bedroom with an accompanying bathroom, and a generously sized extended kitchen and dining area. The latter opens onto a well-maintained rear garden featuring a large garage and a versatile storage/office space. Upstairs, the residence accommodates four additional bedrooms, including a master ensuite, complemented by a well-appointed family bathroom.

Notable features of this home include double glazing, gas central heating, and the potential for future expansion (subject to planning permission).

Conveniently located, residents enjoy easy access to the local retail park, swift entry into London via the A40, and a short walk to Greenford Tube Station on the Central Line.

For further information or to arrange a viewing, please contact ElliotLee.

These details are provided as a general overview for guidance and do not form any part of an offer or contract. They are presented without liability.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- FIVE BEDROOM
- EXTENDED SEMI DETACHED HOUSE
- TWO RECEPTIONS
- THREE BATHROOMS
- POTENTIAL TO EXTEND FURTHER (STPP)
- CLOSE TO EXCELLENT ROAD, BUS & TUBE LINKS
- CLOSE TO LOCAL SCHOOLS
- DOUBLE GLAZING



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GROSS INTERNAL AREA (GIA)
The footprint of the property
163.93 sqm / 1764.53 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes wallbones, restricted head height
138.74 sqm / 1493.38 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 163.73 sqm / 1762.37 sqft
IPMS 3C RESIDENTIAL 154.90 sqm / 1667.33 sqft

spec id: 60dfc8078ea830dcc51e248







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