



**£350,000**

**Welland Gardens, Western Avenue, UB6**



- 2 Bedrooms
- Long Lease
- Front & Rear Gardens
- Close To Perivale Station
- Own Entrance
- Chain Free

A well presented, chain free, ground floor, 2 bedroom, garden maisonette, situated on the popular Medway village. The property, which has been very well maintained and would make an excellent purchase to live in or as a rental investment, comprises own entrance, hallway, spacious lounge, 2 bedrooms, separate kitchen and bathroom. Benefits with this property include long lease and front and rear gardens, the latter over 40 ft with useful outbuilding. Welland Gardens is perfectly located for Perivale Station (Central line), great school catchment, bus routes, road networks, Tesco Perivale, shops and good local parks.





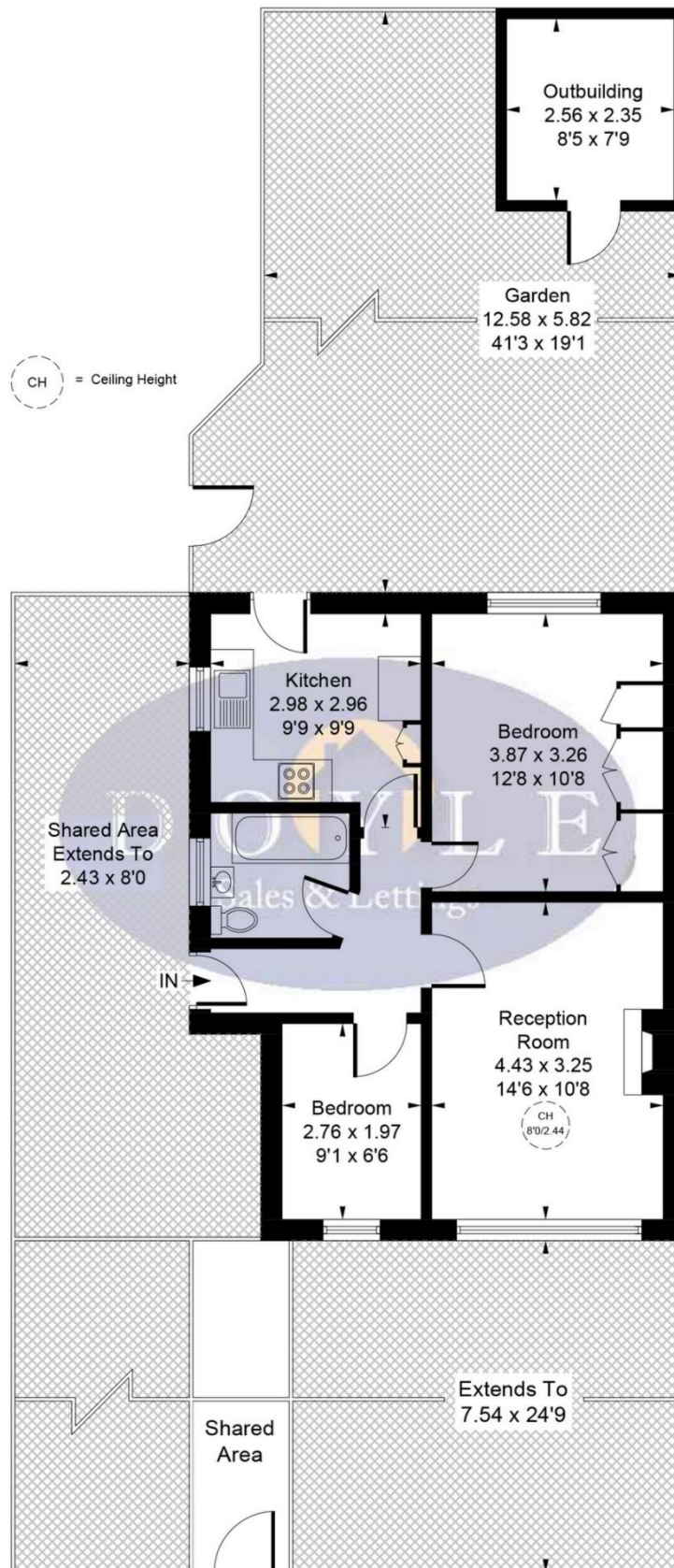


# Welland Gardens, Western Avenue, Perivale, Greenford, UB6 8TA

Approximate Gross Internal Area = 51.40 sq m / 553 sq ft

Outbuilding = 5.99 sq m / 65 sq ft

Total = 57.39 sq m / 618 sq ft



**Ground Floor**  
**51.40 sq m / 553 sq ft**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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EPC Rating C

