



## Verulam Road, Greenford, UB6 9RL

- Detached One Bedroom House
- Off Street Parking
- Fitted Kitchen & Bathroom
- Further Potential to Extend/Develop (STPP)
- Double Glazed & Gas Central Heating
- Freehold
- Private Gardens
- No Chain
- Great First Time Buy Opportunity
- EPC Rating: D

**Asking Price £390,000**





# Verulam Road, Greenford, UB6 9RL

## DESCRIPTION

A unique and rarely available, freehold one bedroom detached home being offered for sale with NO ONWARD CHAIN in Greenford. Verulam Road is a popular residential street and would suit a first time buyer looking to get onto the ladder or a buy to let investor as the property poses further potential to develop/extend subject to planning permission.

The property comprises entrance hall, ground floor bathroom, reception room, first floor master bedroom and a first floor kitchen. Outside, the property has gardens to the front, rear and side along with off street parking for up to two cars. The property also benefits from gas central heating and double glazing throughout.

Located in the heart of Greenford, you'll have easy access to local amenities, schools, and transport links, ensuring convenience is always at your doorstep. Whether you're looking for a peaceful retreat or a bustling neighborhood, this property offers the best of both worlds.



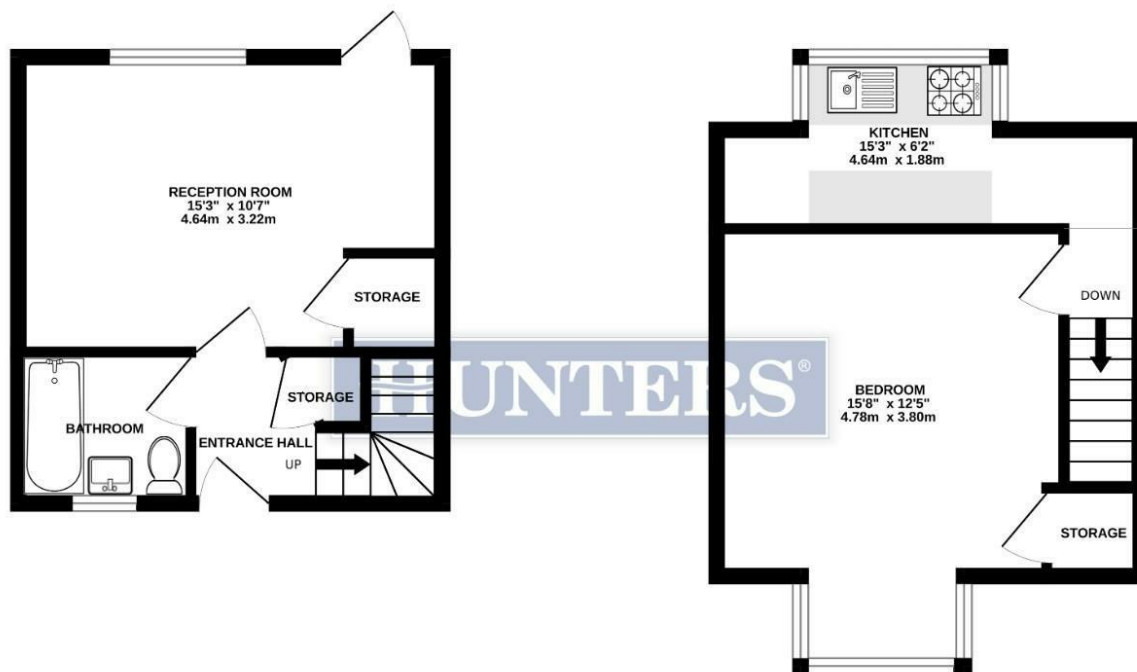






GROUND FLOOR  
243 sq.ft. (22.6 sq.m.) approx.

1ST FLOOR  
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA: 525 sq.ft. (48.7 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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### Viewings

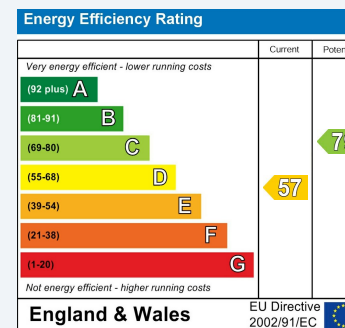
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.