



Bispham Road, West Twyford, London NW10 7HB
Price £650,000 Freehold - No Chain

Conveniently situated in a leafy residential cul-de-sac, close to **Hanger Lane** and **Park Royal** stations with local shopping facilities, West Twyford Primary, the A40/Western Avenue and A406/North Circular Road. Buses are nearby towards **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways. Other local schools include Montpelier Primary, Ada Lovelace CofE High, Holy Family Catholic Primary, Ellen Wilkinson High, St Augustine's Priory and Twyford CofE High.

A 3-bedroom semi-detached property arranged over two floors with gas central heating, double-glazing throughout, rear paved patio of approx 24ft, garage and off-street parking at the front.

The property benefits from a conservatory with kitchenette and a WC. It also benefits from a large fully insulated garage with separate access to the rear.

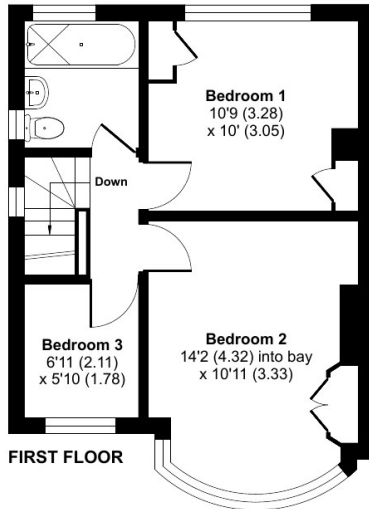
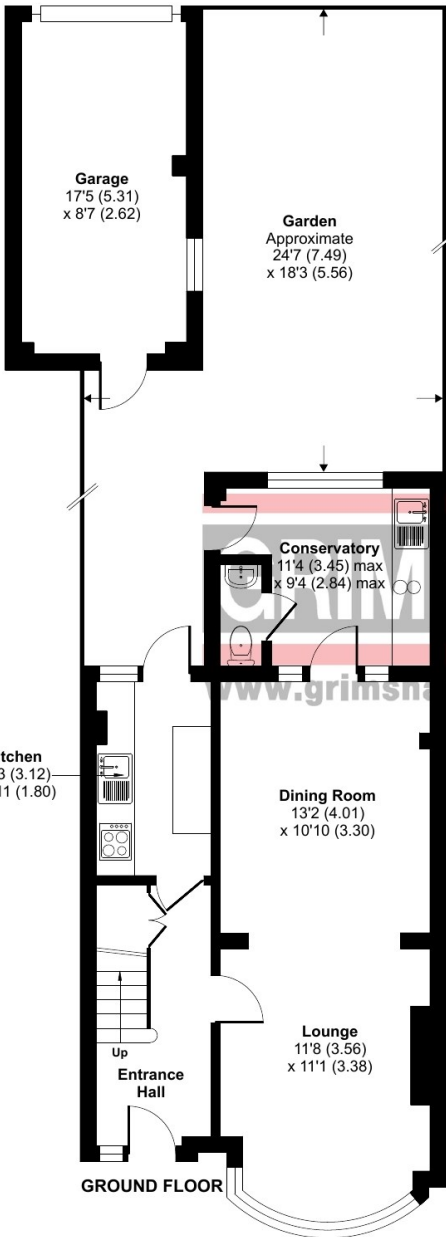
The property is currently arranged as HMO so is suitable for either buy-to-let investor or private landlord.

The accommodation comprises entrance hall, double reception room, fitted kitchen, conservatory, cloakroom, 3 bedrooms and a bathroom.



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Approximate Area = 981 sq ft / 91.1 sq m
 Garage = 151 sq ft / 14 sq m
 Total = 1132 sq ft / 105.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Grimshaw & Co. REF: 1070707

EPC Rating = D
 Council tax band = E (subject to confirmation)

VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

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Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

