



Freehold / House - Semi-Detached

17, Runnymede Gardens

£625,000

A superbly presented three bedroom semi detached house constructed circa 1930, which offers spacious accommodation and a large rear garden with outbuildings. With the potential to extend to the rear and loft, subject to the usual permissions, this a lovely family home.

- Semi Detached
- Excellent Condition
- Three Bedrooms
- Through Lounge
- Wooden Flooring
- Gas Central Heating
- Double Glazing
- Large Garden With Outbuildings



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Runnymede Gardens, UB6 8SX

£625,000

This traditional semi detached family house is offered in excellent condition with stripped and varnished wooden flooring and neutral décor throughout. It features a large through lounge with a log burner and doors from the dining area to the garden plus a well fitted and equipped kitchen. Upstairs are three good size bedrooms and a modern white bathroom suite with a stand alone bath and separate shower enclosure.

Outside there is a large, sunny garden with a paved patio, lawn, flower and shrub borders plus outbuildings, the largest is currently arranged as a gym, with a separate workshop and a shed. At the front of the house is a deep, well stocked paved garden and surrounding hedges.

Conveniently located with easy access to the A40 giving speedy access to central London, there are various bus links and it is within a short distance of South Greenford Station and Greenford Central Line. The local area is served by well regarded primary and secondary schools and open green spaces.



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020 8567 3219



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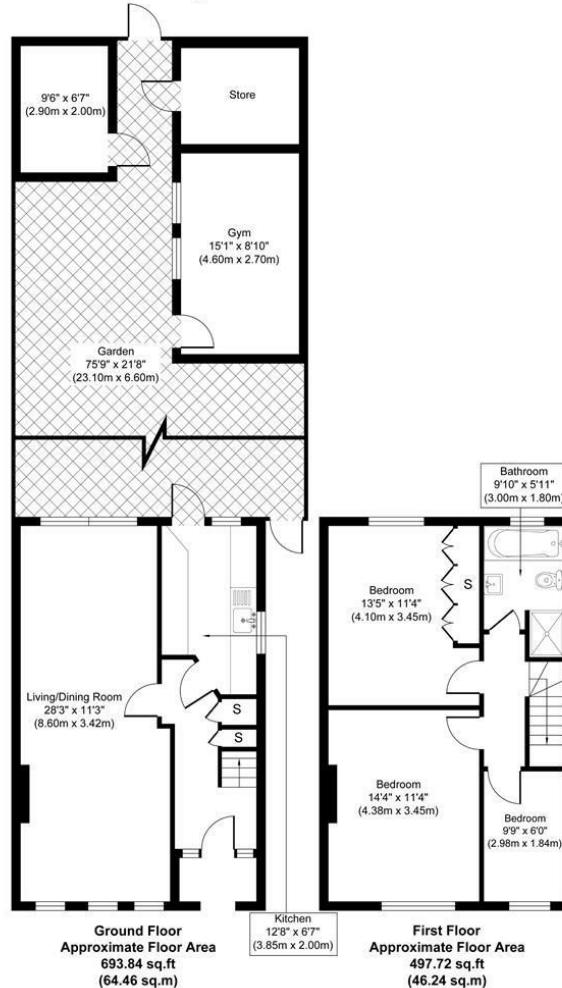


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Council Tax Band

D

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.