

# Arron James



## 8 Penn Close, Greenford, UB6 9NS

Step into your dream home on one of Greenford's most coveted streets!

This charming three-bedroom semi-detached residence, nestled within the esteemed Westridge Development, awaits its new owners. With no upper chain, seize the opportunity to make this your own and unleash its full potential.


Boasting ample curb appeal, this family haven sits proudly at the apex of a tranquil cul-de-sac. Though a touch of modernisation is needed, envision the endless possibilities to craft your perfect abode.

Enjoy the convenience of off-street parking and a sprawling rear garden, offering privacy and scope for expansion (subject to planning permission). With Greenford Broadway's vibrant shopping and dining scene just a stone's throw away, and easy access to Greenford Underground station, every amenity is within reach.

Don't miss out—schedule your viewing today and make this cherished family home yours!

- Three Bedroom
- Semi Detached
- Cul De Sac
- Two Reception Rooms
- Off Street Parking
- Secluded Rear Garden
- Side Access
- No Upper Chain
- Sought After Westridge Location

**£599,950**

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 