

# Arron James



## 32 Stanhope Park Road, Greenford, UB6 9LT

Welcome to your dream home in Greenford! This meticulously maintained four-bedroom semi-detached residence, cherished by its owners for 25 years, showcases a perfect blend of timeless charm and modern upgrades. The property, thoughtfully extended to the rear, boasts a recently installed kitchen, ensuring a contemporary culinary experience. A beautifully landscaped rear garden offers a tranquil retreat, while the location on a sought-after road in Greenford provides convenient access to Greenford Broadway and esteemed schools such as Edward Betham and Costons Primary. Embrace the warmth of a home that has been truly loved and enhanced over the years.

If you are looking for a property that is ready to move into, one that has been thoughtfully improved over the years and loved by its owners then this is the one for you. Call our office today to arrange your viewing.

- Greenford
- Four Bedroom
- Semi Detached
- Off Street Parking
- Extended to the rear and into the loft
- Loft Room with Ensuite
- Excellent Condition
- Walking Distance to Greenford Broadway
- Within Catchment Area for Highly Regarded Schools

**£625,000**

STANHOPE PARK ROAD  
GREENFORD UB6



APPROX. GROSS INTERNAL FLOOR AREA 1259.05 SQ. FT / 116.97 SQ. M

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. FLOOR PLANS ARE NOT DONE TO "SCALE".

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	65	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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