

Arron James



96 Greenford Gardens, Greenford, UB6 9NA

FOR SALE VIA MODERN METHOD OF AUCTION, TERMS & CONDITIONS APPLY IDEAL FAMILY HOME OR INVESTMENT PROPERTY!

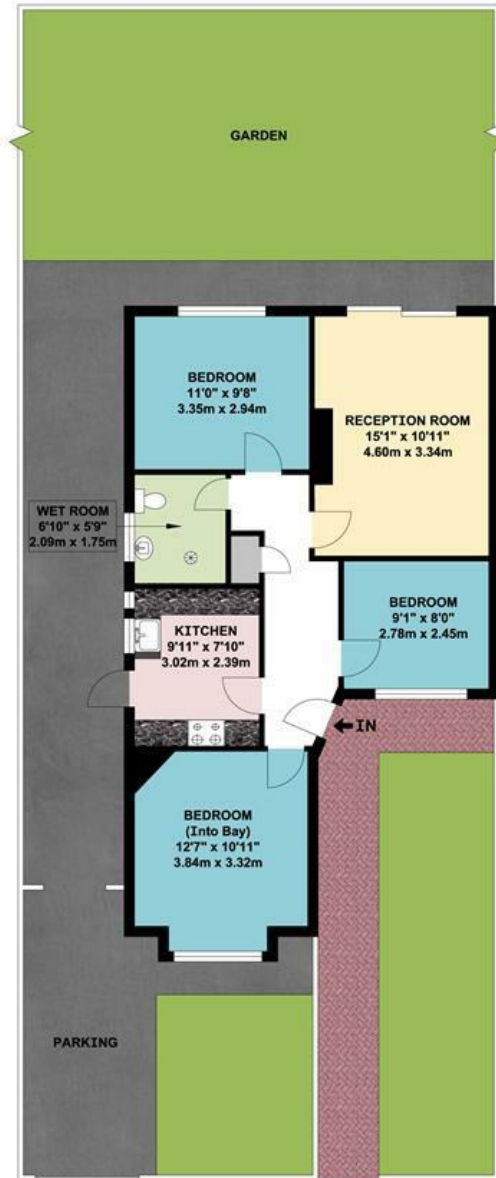
Welcome to Greenford Gardens, Greenford - a charming location that could be the perfect setting for your new home or investment opportunity! This detached bungalow, nestled in the sought-after road of the Westridge Development, offers three bedrooms, providing ample space for a growing family or those who love to have guests over.

Although this property is in need of full refurbishment, it presents a fantastic chance to create a bespoke living space tailored to your tastes and preferences. Imagine the possibilities - designing a modern kitchen, creating a cosy living area, and transforming the bedrooms into tranquil retreats.

Located in a desirable area, this property not only offers potential for a comfortable home but also serves as an excellent investment opportunity. With a bit of vision and effort, this bungalow could be turned into a lucrative asset that adds value to your portfolio.

£400,000

GREENFORD GARDENS
GREENFORD UB6



APPROX. GROSS INTERNAL FLOOR AREA 699.22 SQ. FT / 64.96 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			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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