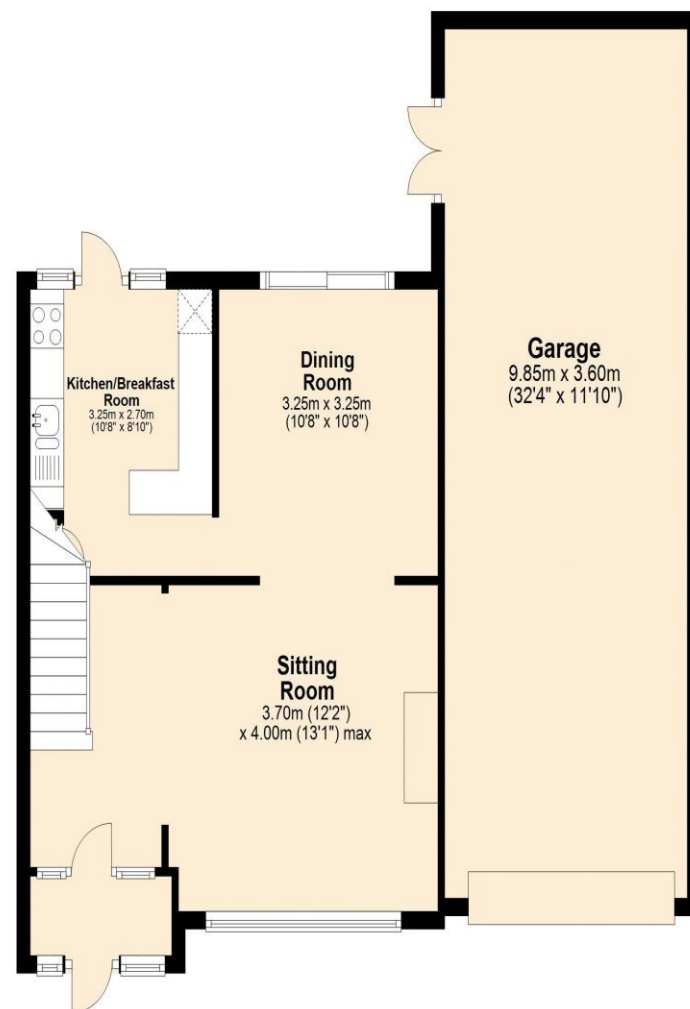


Ferrymead Gardens Greenford UB6 9NF

Price Guide: £630,000

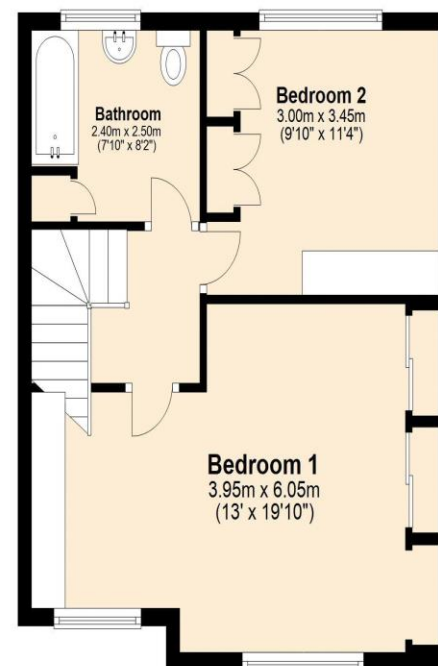
Ground Floor

Approx. 80.1 sq. metres (862.5 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.5 sq. feet)



Total area: approx. 122.3 sq. metres (1316.0 sq. feet)

This plan is for illustration purposes only and should be used as such by any prospective purchaser. 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.
Plan produced using PlanUp.

Freehold
Borough of Ealing
Council Tax Band E
Council Tax £2,250 per annum
EPC =D

NORTHOLT OFFICE

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IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Bennett Holmes are delighted to offer this three bedroom semi detached family home located on the ever popular Westridge Estate. The property is within a few minutes drive to the A40 providing access both in and out of London and is within a mile of Greenford's Central Line tube station. There are also a number of well regarded local schools including Coston and Oldfield Primary Schools and William Perkins C of E Secondary School. Benefits include double glazing, gas central heating, a garage via own drive and off street parking. The property does require some modernisation and has the added advantage of no upper chain.



- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- GARAGE VIA OWN DRIVE
- OFF STREET PARKING
- SOME MODERNISATION REQUIRED
- NO UPPER CHAIN

**Ferrymead Gardens
Greenford
UB6 9NF**

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Accommodation

Accommodation briefly comprises a double glazed porch with inner door to the spacious 'L' shaped open plan lounge/diner with double glazed sliding patio doors to the garden and a doorway to the kitchen. The fitted kitchen includes a range of base and eye level units, a built in electric double oven and microwave, fitted gas hob with extractor hood, plumbing for a washing machine and a double glazed door to the garden. To the first floor the main master bedroom and third bedroom are currently arranged as one large bedroom with a range of fitted wardrobes, a wash hand basin with vanity unit and drawer units. This could easily be put back with the reintroduction of a partition wall and door. There is also a second double bedroom with a fitted wardrobe. The family bathroom comprises a tiled panel enclosed bath with mixer tap and shower attachment, wash hand basin and low level w.c. Outside there is a gravelled front with off street parking and a garage accessed via own drive, the rear garden measures approximately 40' and is mainly lawned with shrub and hedgerow borders. There is a covered patio area with access to an aviary, timber shed and the garage.

