

**£594,950**

**Oldfield Lane South**

Greenford, UB6 9LD



## PROPERTY SUMMARY

Situated within a popular residential area of Greenford, this delightful 3 bedroom end-terrace house offers two spacious reception rooms, ideal for entertaining. Fitted kitchen leading out to a good size rear garden where you will find a lean-to storage area with side access and a brick built fully fitted self-contained annex, provided additional living space for those extended families. To the first floor there are three well-proportioned bedrooms and a modern bathroom suite.

Further benefits include, front off street parking and no onward chain.

Situated just a short walk from Greenford High Street and within catchment to William Perkin High School. Residents will enjoy easy access to a variety of shops, cafes, and local amenities, making daily errands a breeze. The area is well-regarded for its community spirit and family-friendly atmosphere, making it an ideal location for those looking to settle down or provides a great buy to let investment opportunity.

3



1



2







Approximate Gross Internal Area = 83.15 sq m / 895 sq ft  
 Outbuilding = 18.01 sq m / 194 sq ft  
 Total = 101.16 sq m / 1089 sq ft



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.  
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**LOCAL AUTHORITY**  
 Ealing Council

**TENURE**  
 Freehold

**COUNCIL TAX BAND**

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		66	
(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	



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/tenants are advised to recheck the measurements

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