



## Downing Drive, UB6

£685,000

\*\*\*Offers In Excess Of\*\*\* This semi-detached four bedroom house is immaculately presented throughout and has been extended to the side and into the loft with further potential to extend on the rear subject to planning permission. There is off-street parking for two cars and a larger than average landscaped garden.

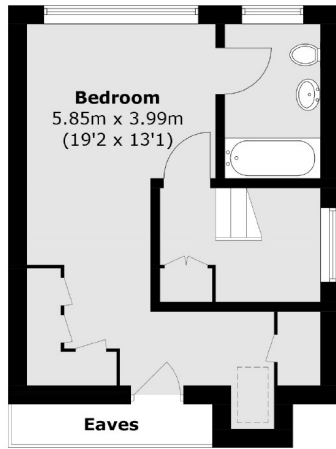


This family home has been extended to the side allowing further living space on the ground floor, including a through lounge with dining room and reception room, a separate kitchen and additional office/study room. The first floor has three bedrooms and family bathroom leading to a further floor with principal bedroom and en suite. The property has further potential to extend to the rear, subject to planning permission, an entry porch and off-street parking for multiple cars. The rear landscaped garden is larger than average with an additional outbuilding.

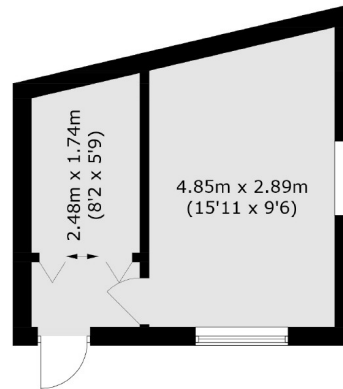
Ideally located only 0.5 miles to Greenford station (Central Line), with easy access onto the A40 and just moments from Cayton Playing Fields. There are a selection of outstanding schools to choose from locally including William Perkins High School.

- Four Bedrooms • Two Bathrooms • Semi-Detached •
  - Side Extension • Off-Street Parking • Loft Conversion •
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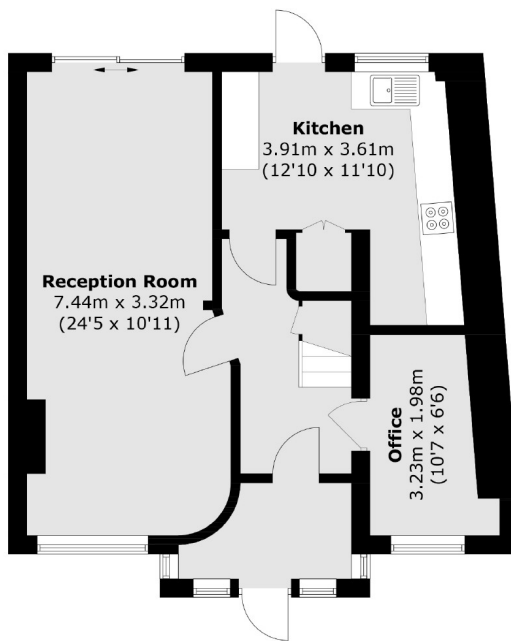




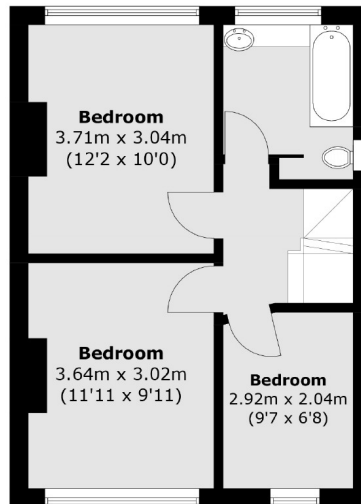
**Second Floor**



**Outbuilding**



**Ground Floor**



**First Floor**

Total area (approx.): 123.4 sq. m (1,328.3 sq. ft)  
(Excluding Eaves)

Outbuilding : 21.1 sq. m (227.1 sq. ft)

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