



9 Canterbury Close, Greenford, UB6 9DQ

£460,000

**EVANS**  
& COMPANY

# Canterbury Close Greenford

- Terraced House
- 3 Bedrooms
- In need of Refurbishment
- Double Glazed
- Cul de Sac Location
- Garage

Welcome to Canterbury Close, Greenford - a charming location for this mid-terrace house that holds great potential! This property boasts three bedrooms, ideal for a growing family or those in need of extra space. The one reception room offers a cosy setting for gatherings or relaxation.

Although this house is in need of refurbishment, it presents a fantastic opportunity for someone looking to add their personal touch and create their dream home. The double-glazed windows are a practical feature that adds value to the property.

Located in a sought-after area with no chain, this house is a blank canvas waiting for the right owner to transform it into a beautiful and comfortable home. Don't miss out on the chance to make this property your own in the heart of Greenford.



## Double Glazed Front Door to

### Entrance Hall

Stairs to First Floor, door to

### Lounge / Diner

25'0" x 12'1" narrowing to 7'10" (7.63 x 3.70 narrowing to 2.41)

Double glazed bay window to front, double glazed door to rear, built in cupboard housing boiler, door to

### Kitchen

10'2" x 7'1" (3.10 x 2.18)

In need to complete refurbishment / replacement

### Stairs to First Floor

Built in cupboard housing hot water tank, doors to

### Bedroom 1

11'11" x 9'0" (3.64 x 2.75)

Double glazed window to front

### Bedroom 2

12'9" x 8'8" (3.89 x 2.65)

Double glazed window to rear

### Bedroom 3

8'0" x 6'0" (2.44 x 1.83)

Double glazed window to front, built in cupboard

### Bathroom

White suite in need off repair / replacement

### Outside

#### Front

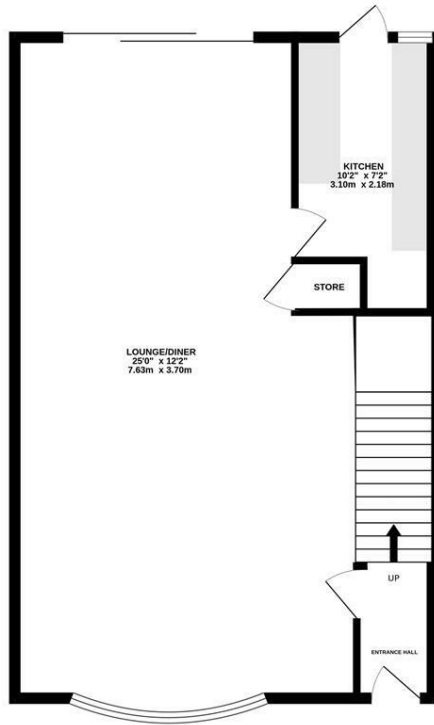
Small lawned area

#### Rear

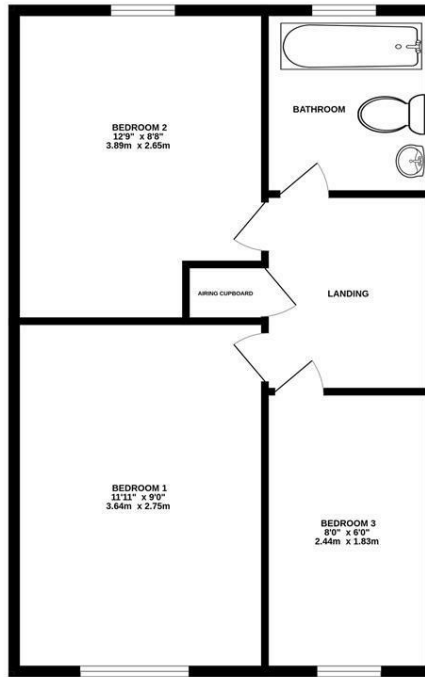
Overgrown in need of attention



GROUND FLOOR  
354 sq.ft. (32.9 sq.m.) approx.

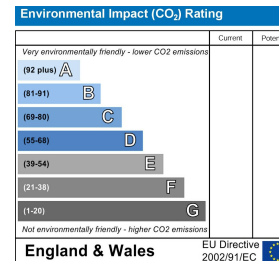
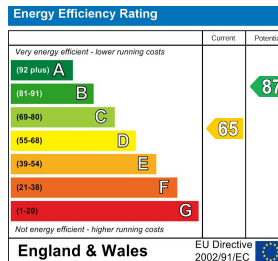


1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 354sq.ft. (32.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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