

Rolfe East



Farndale Crescent, Greenford, UB6 9LN

£575,000 Freehold

- Semi detached bungalow
- Extension potential (subject to consents)
- 65ft x 31ft private rear garden
- Adjoining garage to the side
- Two double bedrooms
- Conservatory
- Chain free sale
- Off street parking
- Highly sought after location

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A lovely two double bedroom semi detached bungalow, brought to the market for sale without any onward chain and situated on this popular residential road in Greenford.

This charming bungalow has been well cared for by its current owners and comprises spacious, well proportioned accommodation including a welcoming hallway, an extended lounge/dining room, with a conservatory leading to the garden, a spacious kitchen, a utility room, a family bathroom and two double bedrooms with built in wardrobes. The property gives much potential to extend (subject to planning consents) with a spacious loft and the huge added benefit of the adjoining garage to the side. Outside, there is off street parking and a front garden, whilst to the rear, there is lovely lawned private garden measuring approximately 65ft with a large paved seating area, shed and greenhouse.

The bungalow is conveniently positioned in this quiet and highly sought after part of Greenford, with its shops and good transport links with Greenford station less than a mile away (Central & Mainline) and the A40 is just a short drive away which provides swift access into Central London and the surrounding Home Counties. For families, Farndale Crescent is close to local parks, the local temple and church and also falls within the catchment of many of the area's good schools. This property must be viewed to appreciate all that it has to offer, so call Rolfe East today!







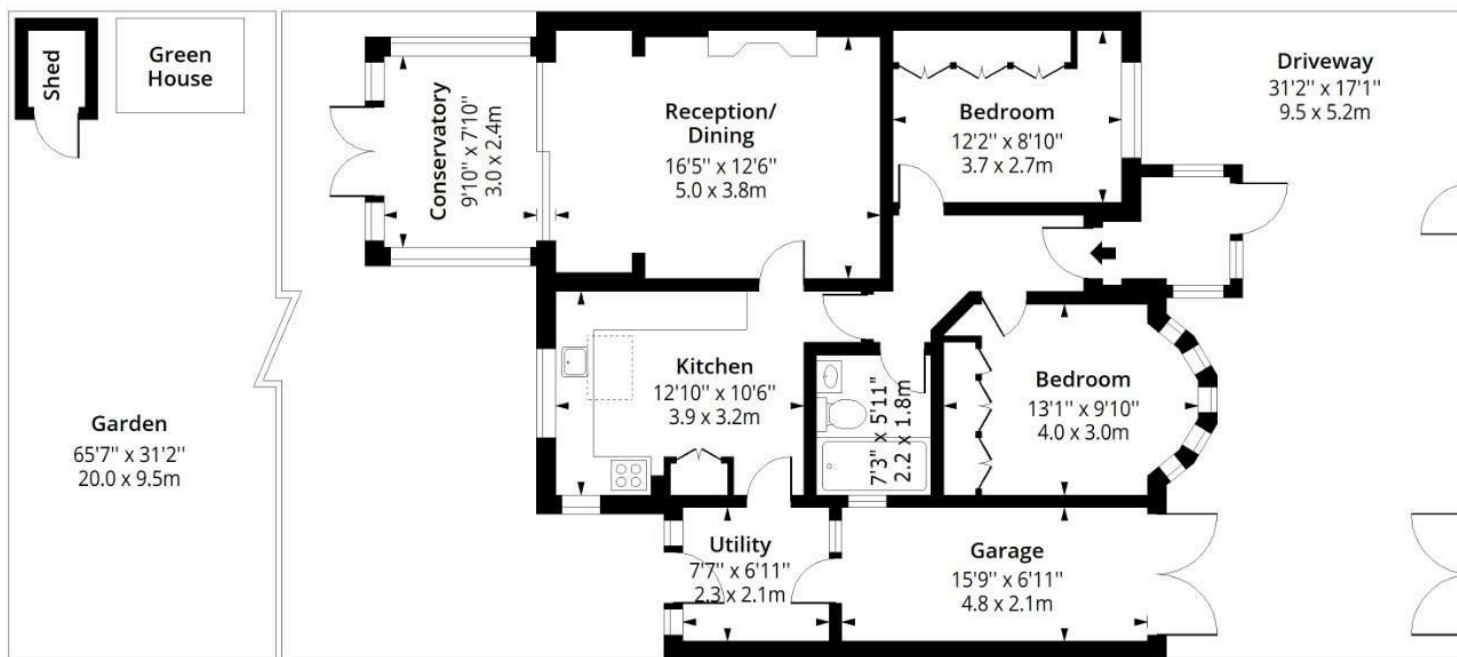
Farndale Crescent UB6

Approx. Gross Internal Area 1027 Sq Ft - 95.41 Sq M (Including Garage)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Floor Area 1027 Sq Ft - 95.41 Sq M



**Certified
Property
Measurer**

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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