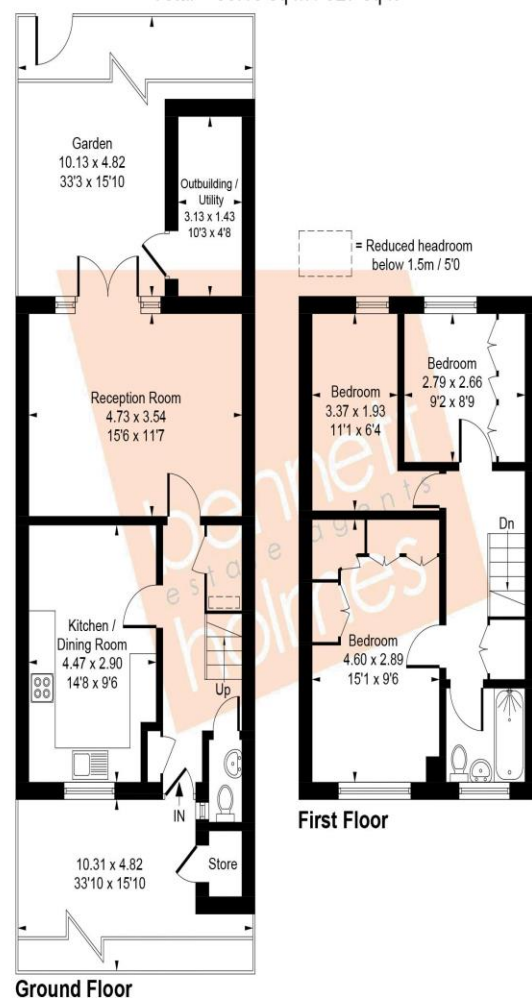


### Matthews Road

Approximate Gross Internal Area  
 Ground Floor = 40.74 sq m / 439 sq ft  
 First Floor = 39.77 sq m / 428 sq ft  
 Outbuilding / Utility & Store = 5.59 sq m / 60 sq ft  
 Total = 86.10 sq m / 927 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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NORTHOLT OFFICE

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[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

Freehold  
 London Borough of Ealing  
 Council Tax Band D- £2,138.53  
 EPC- C

**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.

### Matthews Road Greenford UB6 0SG

Price Guide: £475,000



Bennett Holmes are pleased to offer this well presented two/ three bedroom mid terrace house situated on a residential close in North Greenford. The property is within 0.6 miles of Sudbury Hill's main shopping and transport facilities to include the Piccadilly Line and Chiltern Railway Line stations. Local schools are nearby with the popular Greenwood Primary being within walking distance. Local shops and bus routes are also close by. Other benefits include a downstairs WC, gas central heating, double glazing, an enclosed rear garden and off street parking.



- TWO/ THREE BEDROOMS
- MID TERRACE HOUSE
- WELL PRESENTED THROUGHOUT
- DOWNSTAIRS WC
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- OFF STREET PARKING
- 0.6 MILES TO SUDBURY HILL TUBE

**Matthews Road  
Greenford  
UB6 0SG**

**Price Guide: £475,000**



### Accommodation

The accommodation briefly comprises own front door opening to the entrance hall with doors to the downstairs WC, the front aspect kitchen and the rear aspect living room. The modern kitchen is fitted with wall and base level units, a sink and drainer, a four ring gas hob with an overhead extractor hood, an integrated grill and oven and an integrated fridge/ freezer. There is plumbing for a washing machine, dishwasher and space for a dining room table and chairs. The rear aspect living room has patio doors to the rear garden. Stairs lead up to the first floor landing with doors to three bedrooms and the bathroom. Bedroom one and two have fitted wardrobes. Outside the property is a rear garden which measures approx. 33 ft which is mainly laid to lawn with a patio area. With a brick built store. To the front of the property is off street parking.

