



FOR SALE • SEMI-DETACHED HOUSE

Greenford Road

Greenford, UB6 9AS

£650,000 (Offers In Region Of)



4
BEDROOMS

4
BATHROOMS

1,763
SQ FT

Semi-Detached
PROPERTY TYPE

The Property

GREENFORD ROAD, GREENFORD · UB6 9AS

An exceptional four-bedroom family home offering an impressive 1,763 sq ft of beautifully arranged accommodation across three floors. Designed with modern family living in mind, the property offers generous and versatile accommodation throughout.

The ground floor features a spacious reception room, stunning open-plan kitchen/living area, utility room and ground-floor shower room. Across the upper floors are four generous double bedrooms, including two en-suite bedrooms, together with a further family bathroom.

Externally, there is a large front garden providing off-street parking for multiple vehicles, along with a large private rear garden ideal for family life and entertaining.

Combining substantial living space, versatile accommodation, and excellent family-friendly features, this outstanding home presents a rare opportunity to acquire a spacious property in a highly convenient and well-connected location.

Key Features

- Four Bedroom Extended Semi-Detached House
- Approx. 1,763 Sq Ft Across Three Floors
- Substantial Open-Plan Living & Kitchen Area
- Property Under Refurbishment — Finish To Your Spec
- Four Bath/Shower Rooms, Several Newly Tiled
- Principal Bedroom With En-Suite (Loft)
- Off-Street Parking
- Generous Rear Garden — Scope To Complete



LIVING ROOM



LIVING ROOM — ALTERNATE VIEW



KITCHEN



HALLWAY & STAIRS

Bedrooms

GREENFORD ROAD, GREENFORD · UB6 9AS



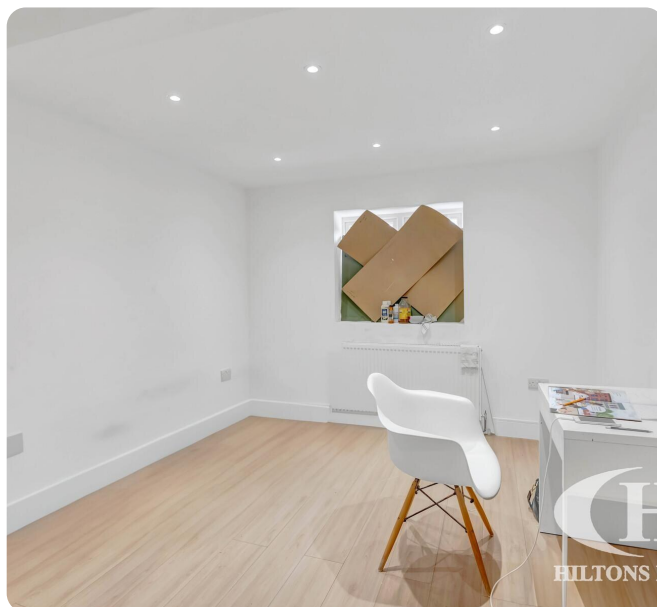
BEDROOM ONE — PRINCIPAL SUITE



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR

Bathrooms

GREENFORD ROAD, GREENFORD · UB6 9AS



BATHROOM



FAMILY BATHROOM



SHOWER ROOM



EN-SUITE SHOWER ROOM

Floor Plan & Dimensions

GREENFORD ROAD · APPROX. 1,763 SQ FT



Plans are provided for general guidance and illustrative purposes only. While every effort has been made to ensure accuracy, measurements and layouts are approximate and not to scale. These plans should not be relied upon for valuation, legal, or mortgage purposes. We recommend all interested parties carry out their own inspections and assessments.

Total: 1763 sq. Ft, 164 m2
1st Floor: 998 sq. Ft, 93 M2, 2nd Floor: 540 sq. Ft, 50 M2, 3rd Floor: 225 sq. Ft, 21 m2
Excluded Areas: Low Ceiling: 62 sq. Ft, 6 M2, Walls: 117 sq. Ft, 11 m2

Ground, first & second floor · not to scale

Ground Floor

Living Room	16'3" x 37'11"
Kitchen	8'11" x 27'8"
Reception	9'3" x 12'0"
Utility Room	5'7" x 18'9"
Bathroom	5'7" x 5'10"
Hallway	6'8" x 8'6"

First Floor

Bedroom Two	11'7" x 17'9"
Bedroom Three	9'11" x 9'11"

First Floor (cont.)

Bedroom Four	9'11" x 11'6"
Bathroom	5'3" x 8'3"
Bathroom	6'0" x 6'10"

Second Floor

Bedroom One	16'3" x 17'7"
Bathroom	6'0" x 5'2"

Ground Floor	998 sq ft / 93 m²
First Floor	540 sq ft / 50 m²
Second Floor	225 sq ft / 21 m²
Total	1,763 sq ft / 164 m²

Further Information

GREENFORD ROAD, GREENFORD · UB6 9AS



REAR ELEVATION



REAR GARDEN

Key Information

Accommodation Two reception rooms · extended kitchen · utility room · four bedrooms · four bath/shower rooms

Floor Area approx. 1,763 sq ft / 164 m² — ground floor 998 sq ft, first floor 540 sq ft, second floor 225 sq ft ·

Type Semi-detached house

Outside Off-street parking to the front. Generous rear garden, currently being finished, with scope for the buyer to complete to their own specification. Tenure to be confirmed and verified by your solicitor.

Arrange a Viewing

Hiltons Estates
243 The Broadway, Southall UB1 1NF

020 8574 1999

Rajneev@hiltons-estates.com
www.hiltons-estates.com

Agents Note: These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith and are believed to be correct, but intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise. No person in the employment of Hiltons Estates has any authority to make or give any representation or warranty in relation to this property. Services, appliances and fittings have not been tested. Tenure, and any parking rights, should be verified by your solicitor. Measurements are approximate and taken from the floor plan for guidance purposes only.