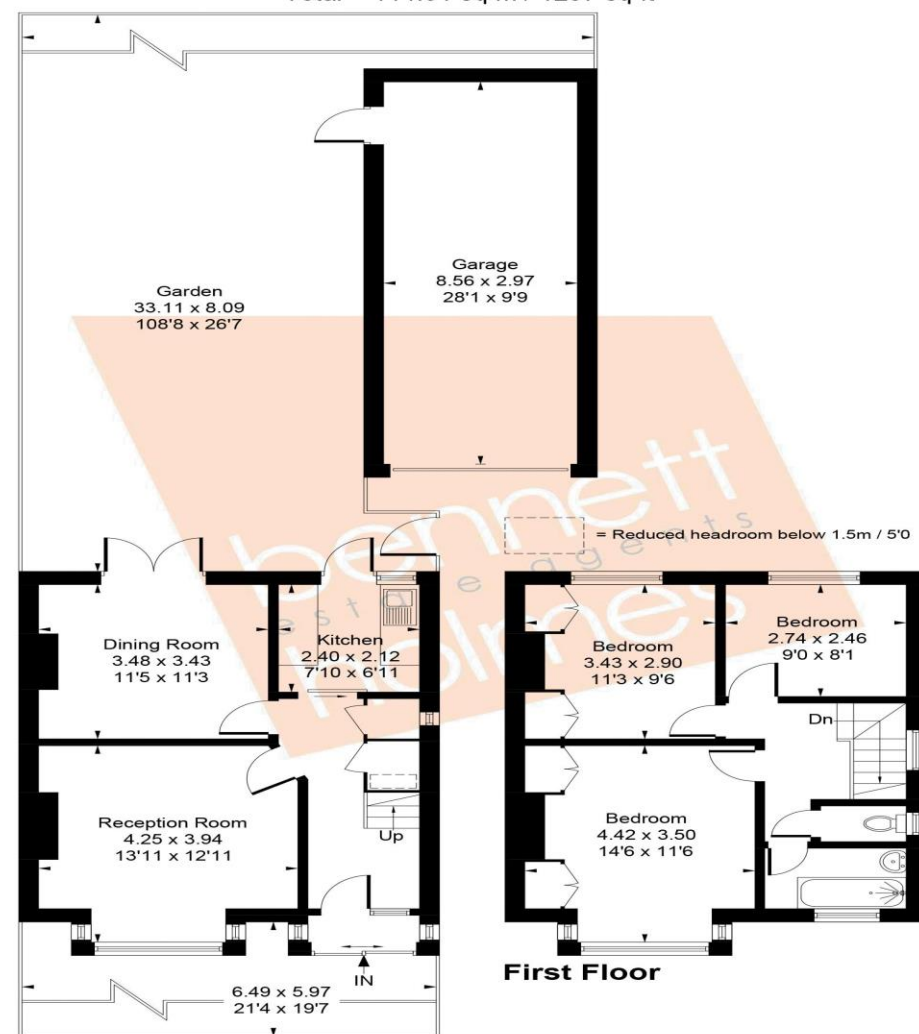


Windmill Lane, Greenford, Middlesex

Approximate Gross Internal Area
Ground Floor = 45.67 sq m / 492 sq ft
First Floor = 43.58 sq m / 469 sq ft
Garage = 25.66 sq m / 276 sq ft
Total = 114.91 sq m / 1237 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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Freehold
London Borough of Ealing
Council Tax Band D- £2,138.53
EPC- E

NORTHOLT OFFICE

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northolt@bennetholmes.com

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.

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Windmill Lane Greenford UB6 9DP

Price Guide: £590,000



Bennett Holmes are pleased to offer this rarely available, spacious three-bedroom semi-detached family home offers approximately 1,237 sq ft (114.9 sq m) of accommodation, including a large detached garage situated in a sought-after residential area of Greenford. Conveniently located just moments from the shopping amenities of Greenford Broadway, the property also benefits from excellent access to a number of highly regarded local schools, including Cardinal Wiseman Catholic Secondary School within walking distance. This well presented home features two generous reception rooms, gas central heating, and double glazing throughout. Externally, the property boasts a substantial rear garden extending over 100 ft, along with a large double garage accessed via a shared driveway. Offering excellent scope for further enhancement, the property also presents potential to extend STPP and no upper chain.

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- THREE BEDROOMS
- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- DOUBLE GARAGE ACCESSED VIA SHARED DRIVE
- FRONT AND REAR GARDENS
- REAR GARDEN MEASURING IN EXCESS OF 100 FT.
- NO UPPER CHAIN

Windmill Lane Greenford UB6 9DP

Price Guide: £590,000



Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to two reception rooms and the kitchen. The rear reception room has patio doors to the garden. The kitchen is fitted with wall and base level units, a sink and drainer, a gas cooker point, there is plumbing for a washing machine, space for a fridge/ freezer and there is a double glazed door to the rear garden. Stairs lead up to the first floor landing with doors to three bedrooms and the family bathroom. There are two double bedrooms and one single bedroom. Both double bedrooms have fitted wardrobes. Outside the property is a rear garden measuring approx. 110 ft which is mainly laid to lawn with a patio area. There is a garage accessed via shared drive. To the front is a front garden.

The property has been freshly redecorated throughout and is offered with vacant possession/ ready for immediate occupation. The property offered excellent scope to extend, subject to the necessary planning permissions and building regulations.

