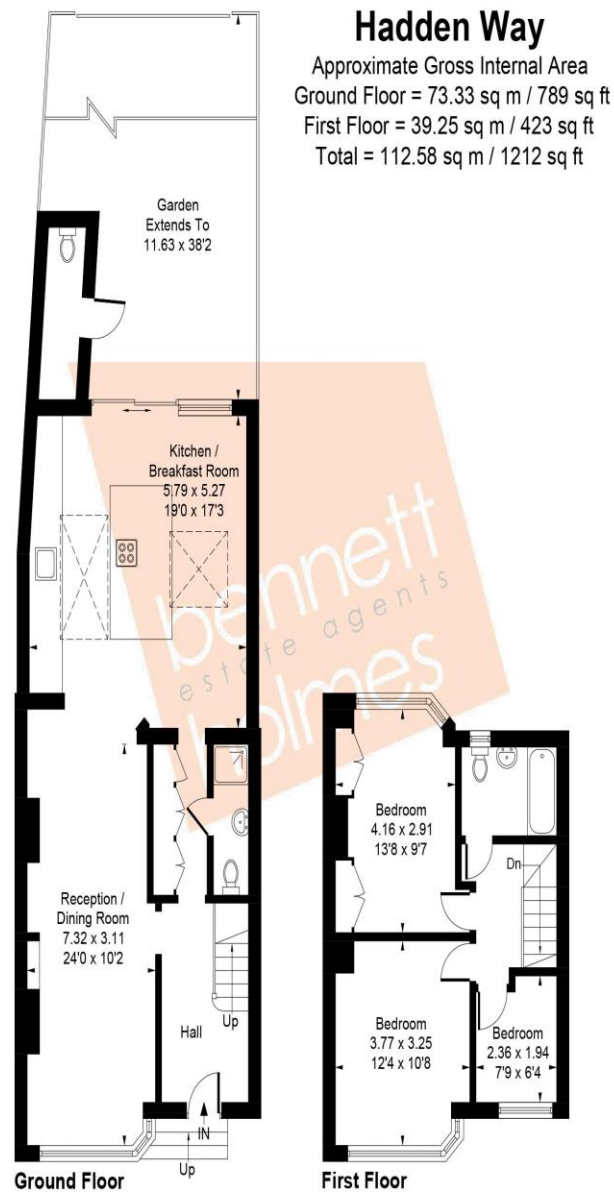


Hadden Way Greenford UB6 0DH

Price Guide: £615,000



Bennett Holmes are pleased to offer this newly refurbished, extended three bedroom mid terrace house situated in a residential location in Greenford. The property is located within 0.7 miles to Greenford's main shopping and transport facilities to include the Central Line Tube Station. Within 0.8 miles is also Sudbury Hill with the Piccadilly and Chiltern Line Stations. Local bus routes and local schools are also close by. Other benefits include a rear extension with underfloor heating, a modern German fitted kitchen, a downstairs shower room with WC, newly installed double glazing and gas central heating with own boiler room. There is off street parking to the front, a gated service road to the rear and no upper chain.

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.

© Vizion Property Marketing Produced for Bennett Holmes Estate Agents.

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

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.

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



- THREE BEDROOMS MID TERRACE HOUSE
- NEWLY REFURBISHED
- EXTENDED TO THE REAR
- BEAUTIFULLY PRESENTED THROUGHOUT
- DOWNSTAIRS SHOWER ROOM WITH WC
- GERMAN FITTED KITCHEN WITH UNDERFLOOR HEATING
- OFF STREET PARKING
- NO UPPER CHAIN

**Hadden Way
Greenford
UB6 0DH**

Price Guide: £615,000



Accommodation

The accommodation briefly comprises a front aluminium door with additional titanium framing opening to the entrance hall with doors to the through lounge, the downstairs shower room with WC and to the rear extended kitchen. The ground floor has been newly refurbished throughout and has bespoke fitted storage cupboards. The modern German kitchen is fitted with wall and base level units, integrated kitchen appliances, 30mm thick quartz work tops and an island with an integrated electric hob. The kitchen has underfloor heating and tri folding doors to the rear garden.

Stairs lead up to the first floor landing with doors to three bedrooms and the bathroom. There are two double bedrooms and one single bedroom.

Outside the property is a rear garden which measures approx. 40 ft. Which is mainly laid to lawn with a patio area. There is a outbuilding used as boiler room with an additional WC and a Vaillant System boiler.

To the rear of the garden is a garage door opening to the gated, service road providing rear access.

To the front of the property is off street parking with an electric 7kw car charger.

The whole property is insulated with 80/100mm polystyrene and new PVC windows were installed under one year ago.

