

LEAVER GARDENS, GREENFORD



£575,000

Ideally situated in this most convenient location, just moments from an excellent range of local amenities, Tuffin & Wren are delighted to offer this appealing semi-detached family home for sale. Extended to the rear and thoughtfully remodelled, the property provides generous and versatile accommodation, comprising three bedrooms and a fully tiled family bathroom on the first floor, together with a spacious open-plan kitchen/dining room and reception room on the ground floor. Further benefits include a useful downstairs shower room, a delightful south-facing garden with conservatory/sun lounge, a double garage and the significant advantage of no onward chain.

TUFFIN & WREN

Independent Estate Agents



Further Information

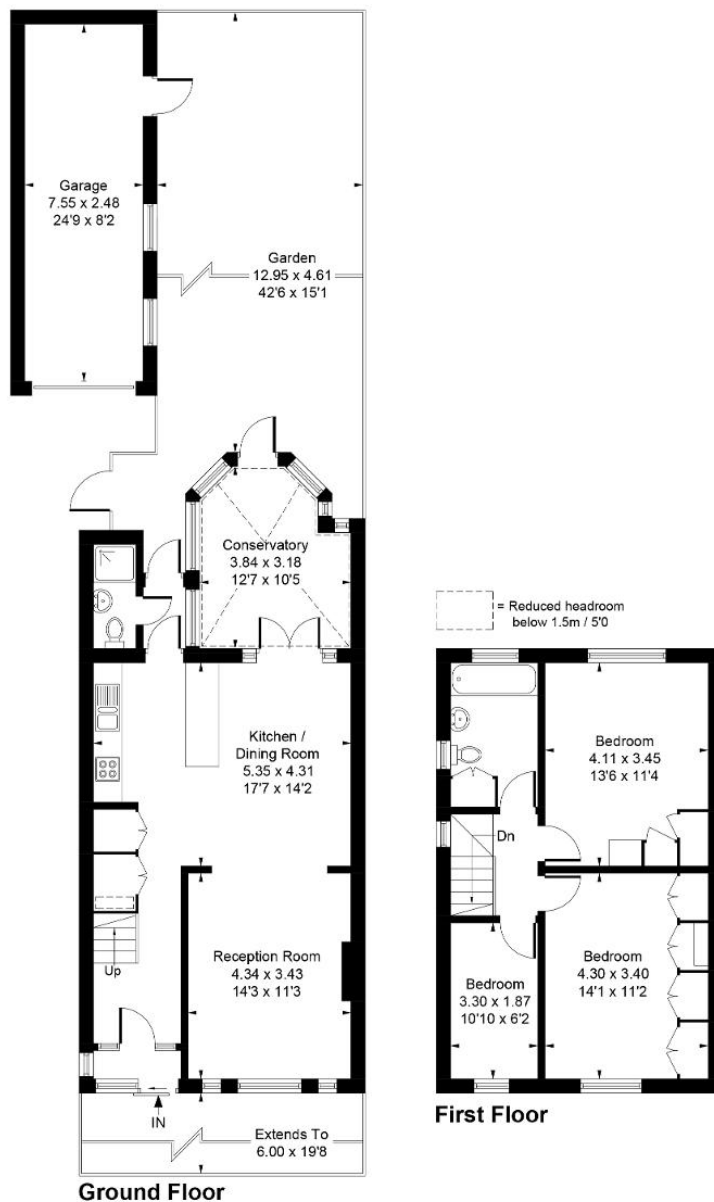
For more details please call us on **020 8840 0993** or send an email to homes@tuffin-wren.co.uk.

Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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Approximate Gross Internal Area = 112.64 sq m / 1213 sq ft
Garage = 19.26 sq m / 207 sq ft
Total = 131.90 sq m / 1420 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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ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Anti-Money Laundering Requirements

In accordance with the UK's Anti-Money Laundering Regulations, all prospective purchasers are required to complete identity verification and provide satisfactory evidence of source of funds prior to the progression of any transaction. Compliance with these requirements is mandatory and will be conducted on our behalf by Coadjute, our compliance partner. A one-off non-refundable fee of £45 + VAT is payable per applicant in respect of this verification process. Further details are available upon request.