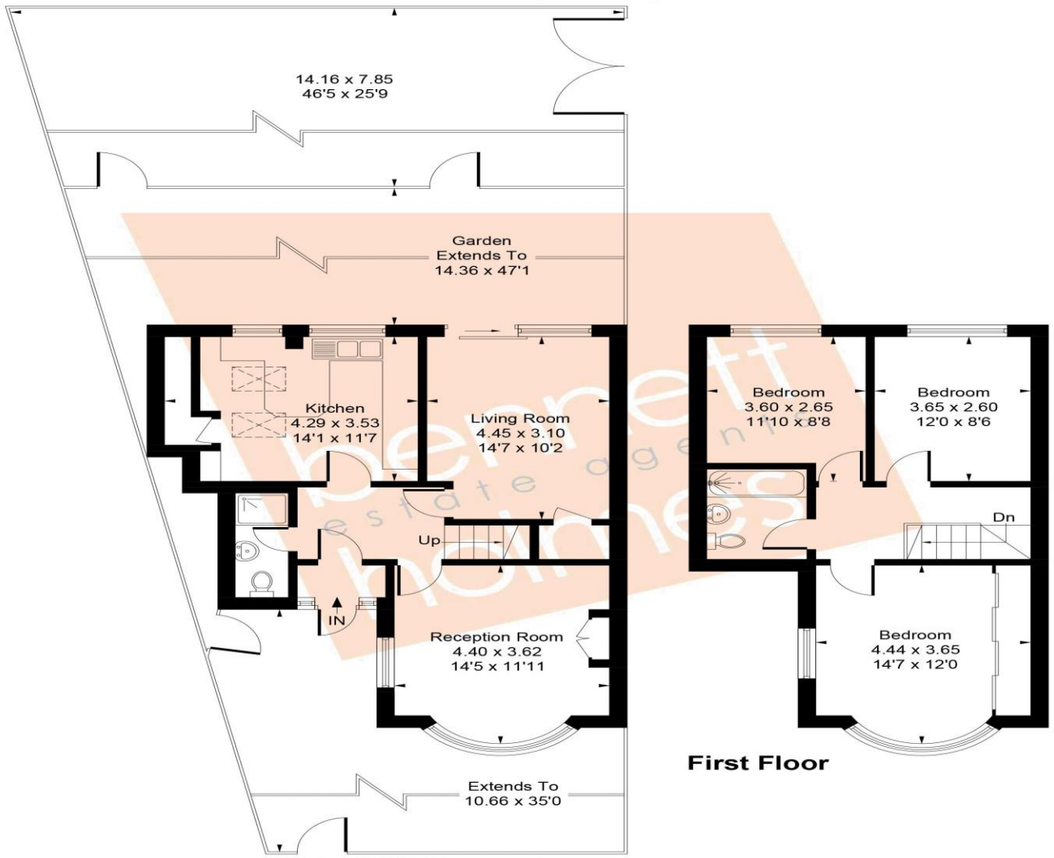
Greenford Road

Approximate Gross Internal Area
Ground Floor = 57.41 sq m / 618 sq ft
First Floor = 45.95 sq m / 495 sq ft
Total = 103.36 sq m / 1113 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.
© 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@bennettholmes.com

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

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.

Greenford Road Greenford UB6 0HH

Price Guide: £575,000





Bennett Holmes are pleased to offer this extended three bedroom semi detached house situated in a residential location in Greenford. The property is located within 0.5 miles to Sudbury Hill's main shopping and transport facilities to include the Piccadilly line tube station and the Chiltern Railways Station. Local bus routes and local schools are also close by. Other benefits include two reception rooms, a downstairs shower room/ WC, an extended kitchen, gas central heating and double glazing. A well maintained rear garden measuring approx. 75 ft. To the rear of the garden there is a large paved area offering excellent potential to create an outbuilding/ double garage STTP. There is also potential to extend the property further STPP and no upper chain.

residential sales residential lettings
property management land & new homes
bennettholmes.com



- THREE BEDROOMS
- EXTENDED SEMI DETACHED HOUSE
- POTENTIAL TO EXTEND STPP.
- WELL MAINTAINED REAR GARDEN
- LARGE PAVED AREA AT THE REAR ACCESSED VIA THE SERVICE ROAD
- TWO RECEPTION ROOMS
- 0.5 MILES TO SUDBURY HILL TUBE/ STATION
- NO UPPER CHAIN

Greenford Road
Greenford
UB6 0HH

Price Guide: £575,000





Accommodation

The accommodation briefly comprises a front porch opening to the front door. The front door opens to the entrance hall with doors to the downstairs shower room/ WC, the extended kitchen and two reception rooms. The kitchen is fitted with wall and base level units, an island with an integrated 4 ring gas hob, a sink and drainer, there is plumbing for a washing machine, dishwasher and there is space for a fridge/ freezer. The rear reception room has patio doors to the rear garden.
Stairs lead up to the first floor landing with doors to three bedrooms and the bathroom.
Outside the property is well maintained rear garden which measures approx. 50 ft in total which is mainly laid to lawn with two patio areas.
To the rear of the garden is a large paved area measuring approx. 46 x 25 ft. Which offers off street parking, there is access to this area from the service road. The large paved area offers excellent potential for an outbuilding/ double garage STPP.
To the front of the property is a front garden.
There is potential to extend the property further STPP.





