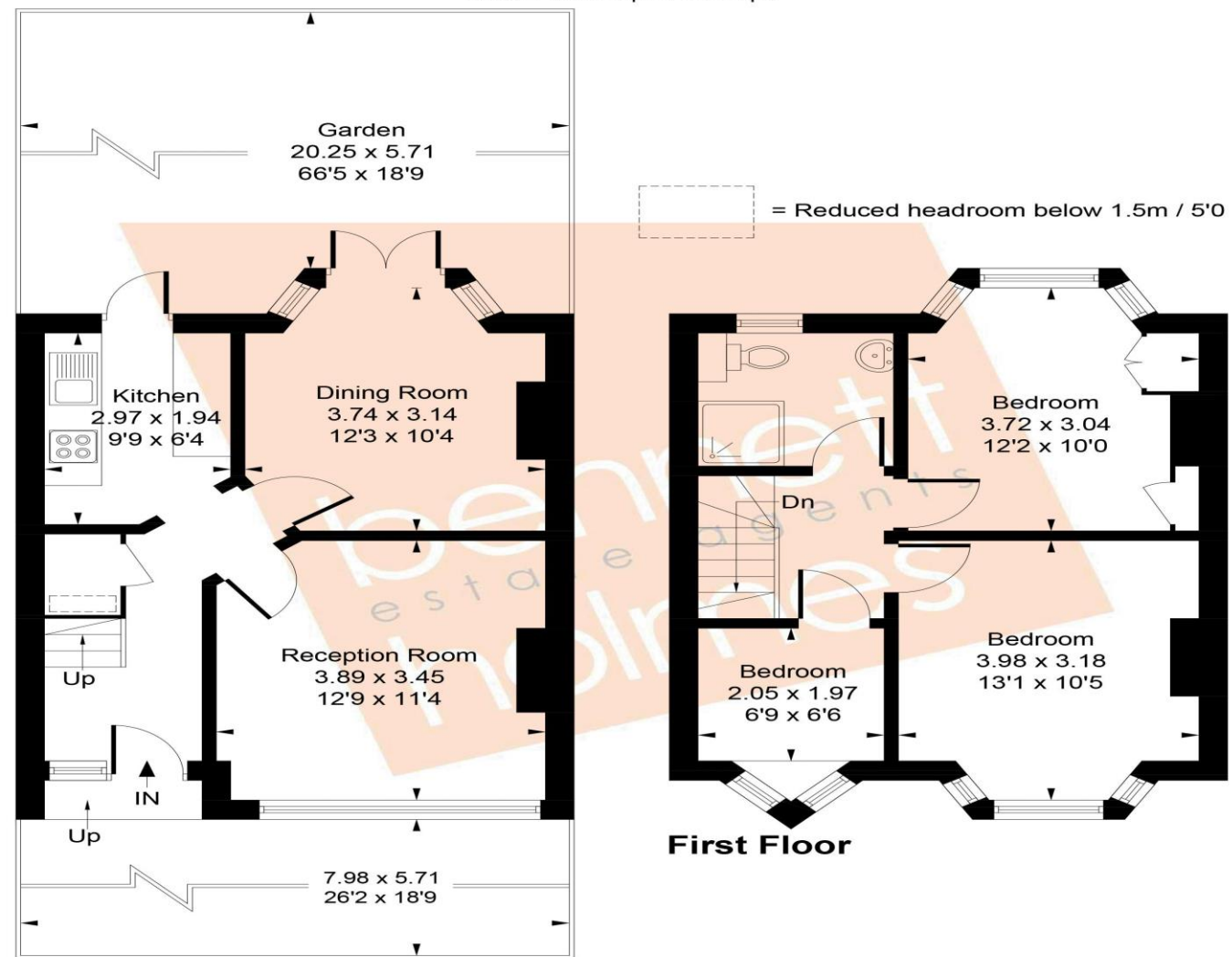


## Wadham Gardens Greenford UB6 0BP

Price Guide: Offers in Excess of £520,000

### Wadham Gardens

Approximate Gross Internal Area  
Ground Floor = 38.42 sq m / 414 sq ft  
First Floor = 37.22 sq m / 401 sq ft  
Total = 75.64 sq m / 815 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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NORTHOLT OFFICE

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sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

Freehold  
London Borough of Ealing  
Council tax band D  
Council tax £2,041pa  
EPC =C

**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.



Bennett Holmes are pleased to offer this three bedroom terrace house situated on a residential road in Greenford. The property is located within 0.4 miles of the shopping facilities at Oldfields Circus. 0.5 miles to Sudbury Hill with the Piccadilly and Chiltern Line Stations and 0.9 miles to Greenford's Central Line Station. The A40 is also nearby. The property offers excellent transport connections along with convenient access to local bus routes and local schools. The property is in good condition throughout. Other benefits include two reception rooms, gas central heating, double glazed windows, off street parking and potential to extend STPP.



- THREE BEDROOMS
- TERRACE HOUSE
- WELL PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- POTENTIAL TO EXTEND STPP.
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- OFF STREET PARKING
- 0.5 MILES TO SUDBURY HILL TUBE

## Wadham Gardens Greenford UB6 0BP

**Price Guide:** Offers in Excess of £520,000



### Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the front reception room, rear reception room and the kitchen. The entrance hall and reception rooms have solid wooden flooring. The rear reception room has patio doors to the rear garden. The kitchen is fitted with wall and base level units, a sink and drainer, an integrated four ring electric hob with an overhead extractor hood and electric oven. Plumbing for a washing machine, space for a fridge/ freezer and a patio door to the rear garden.

Stairs lead 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 measuring approx. 67 ft and is mainly laid to lawn with a patio area. To the front is off street parking.

