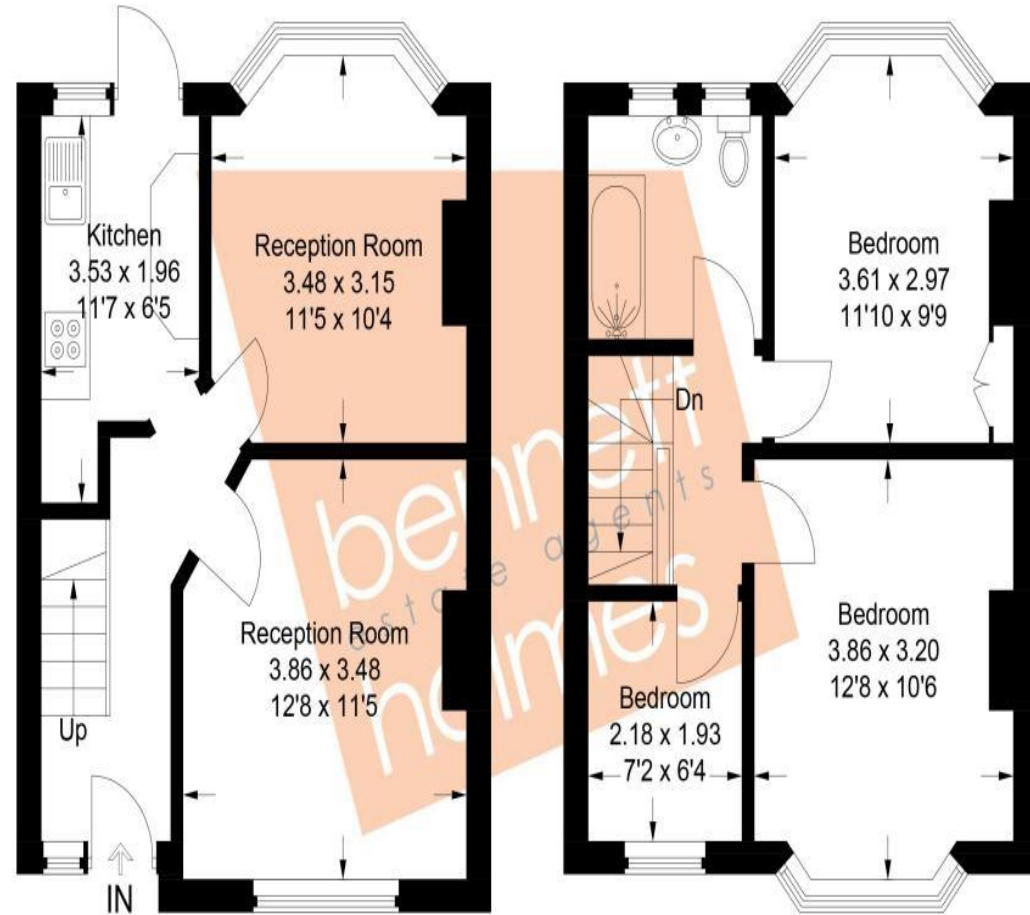


Worcester Gardens

Approximate Gross Internal Area
Ground Floor = 37.4 sq m / 402 sq ft
First Floor = 36.6 sq m / 394 sq ft
Total = 74.0 sq m / 796 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Freehold
London Borough of Ealing
Council tax band D- £2041
EPC- D

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.

Worcester Gardens Greenford UB6 0BJ

Price Guide: £515,000



Bennett Holmes are pleased to offer this three bedroom mid terrace house situated in a residential location in North Greenford. The property is within easy reach of the Oldfields Circus shopping parade, bus links and local schools. Also within 0.8 miles is Greenford's Central Line Station and 0.9 miles to Northolt Park's Chiltern Railway Line Station. Other benefits include two reception rooms, gas central heating, double glazed windows, off street parking, potential to extend the property STPP and no upper chain.



- THREE BEDROOMS
- MID TERRACE HOUSE
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- POTENTIAL TO EXTEND THE PROPERTY STPP
- OFF STREET PARKING
- NO UPPER CHAIN

**Worcester Gardens
Greenford
UB6 0BJ**

Price Guide: £515,000



Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the front reception room, the rear reception room and the kitchen. The kitchen is fitted with wall and base level units, a sink and drainer, an integrated 4 ring gas hob with an overhead extractor hood and electric oven. There is plumbing for a washing machine and there is a double glazed patio door to the rear garden.

Stairs lead to the first floor landing with doors to three bedrooms, bathroom and there is access to the loft. There are two double bedrooms and one single bedroom. The bathroom comprises a panel enclosed bath with a shower unit, a hand wash basin and a WC.

Outside the property is a rear garden which is mainly laid to lawn and to the front there is off street parking.

