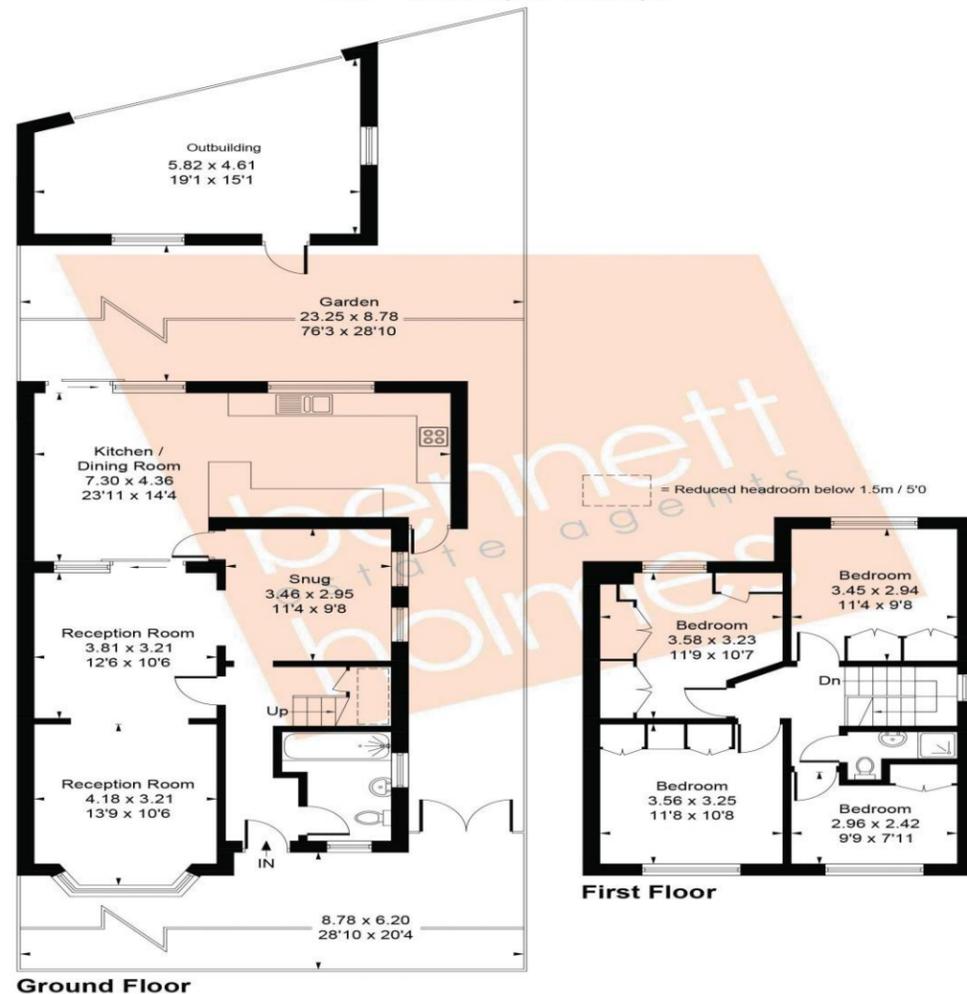


Greenford Gardens Greenford UB6 9LY

Price Guide: £675,000

Greenford Gardens

Approximate Gross Internal Area
Ground Floor = 81.31 sq m / 875 sq ft
First Floor = 51.65 sq m / 556 sq ft
Garage = 21.70 sq m / 234 sq ft
Total = 154.66 sq m / 1665 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

Freehold
London Borough of Ealing
Council Tax - E - £2495
EPC- E

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 delighted to offer this extended, four bedroom semi detached house located on the ever popular Westridge Estate. The property is within a few minutes drive to the A40 providing access both in and out of London and is within a mile of Greenford's Central Line tube station. There are also a number of well regarded local schools including Coston and Oldfield Primary Schools and William Perkins C of E Secondary School. Benefits include two reception rooms, two bathrooms, an extended kitchen/ diner, double glazing, gas central heating and off street parking. The property offers scope to extend STPP and has the added advantage of no upper chain.



- FOUR BEDROOMS
- SEMI DETACHED HOUSE
- EXTENDED TO THE REAR
- TWO BATHROOMS
- SPACIOUS THROUGH LOUNGE
- OFF STREET PARKING
- 100 FT. REAR GARDEN
- NO UPPER CHAIN

**Greenford Gardens
Greenford
UB6 9LY**

Price Guide: £675,000



Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the downstairs bathroom and the reception room. The spacious L shape reception room has doors to the extended kitchen/ diner. The kitchen is fitted with wall and base level units, sink and drainer, a four ring gas hob with an overhead extractor hood and integrated electric oven. Plumbing for a washing machine and dishwasher. Space for a fridge/ freezer and there are patio doors to the rear garden. Stairs lead to the first floor landing with doors to four bedrooms and the shower room.

Outside the property is a rear garden which measures approx. 100 ft and is mainly laid to lawn with a patio area. To the rear of the garden is a brick built shed providing outside storage. To the front of the property is off street parking. There is scope to extend the property STPP.

