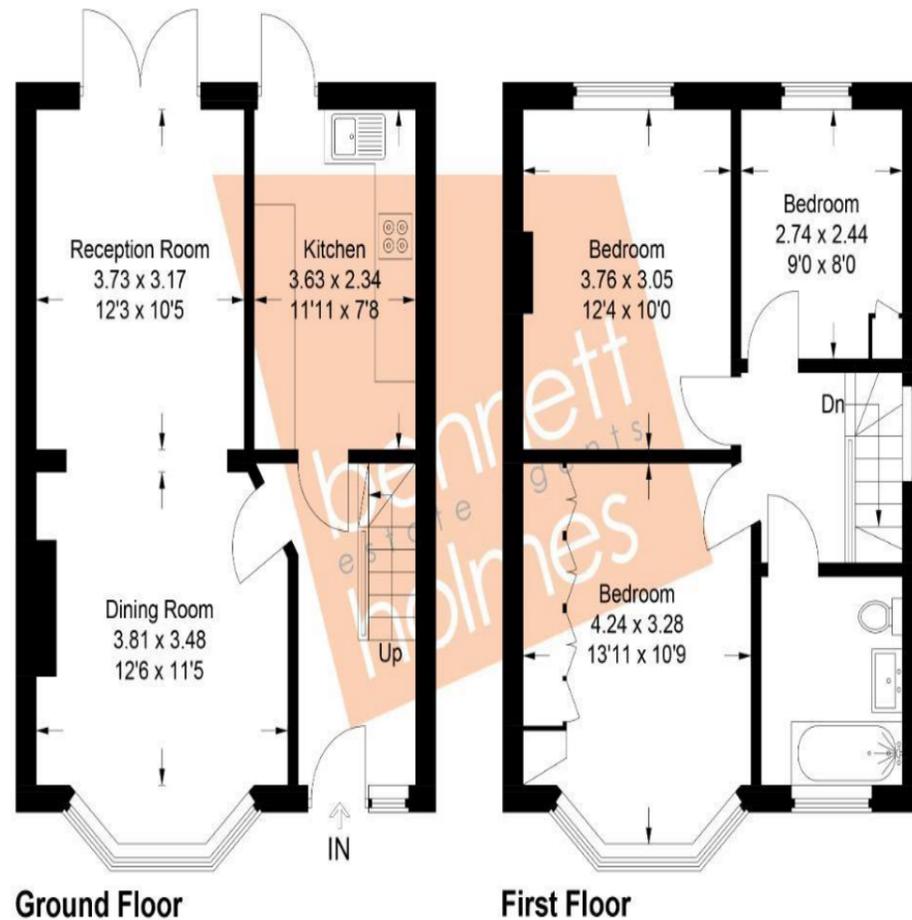


Greenford Road Greenford UB6 8QW

Price Guide: Offers in Excess of £575,000

Greenford Road

Approximate Gross Internal Area
Ground Floor = 43.9 sq m / 472 sq ft
First Floor = 43.4 sq m / 467 sq ft
Total = 87.3 sq m / 939 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
Council Tax £2,041 per annum
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.



Bennett Holmes are pleased to offer this well presented, three bedroom semi detached house situated on a popular road in Greenford. The property is within 0.2 miles to the A40 in and out of London and is within 0.4 miles to Greenford's Central line tube station and to local shops. Bus links and local schools are also close by. The property is in good decorative order throughout. Other benefits include lounge, gas central heating, double glazed windows, potential to extend the property STTP and a large rear garden measuring in excess of 100ft.



- THREE BEDROOMS
- SEMI DETACHED
- POPULAR ROAD
- WELL PRESENTED THROUGHOUT
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- POTENTIAL TO EXTEND STPP
- REAR GARDEN MEASURING IN EXCESS OF 100FT.

**Greenford Road
Greenford
UB6 8QW**

Price Guide: Offers in Excess of £575,000



Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the through lounge and the kitchen. The through lounge has double glazed patio doors to the rear garden. The kitchen is fitted with a range of wall and base level units, sink and drainer. There is a gas cooker point with an overhead extractor hood, plumbing for a washing machine and dishwasher, space for a fridge/ freezer and there is a double glazed patio door to the rear garden. Stairs lead to the first floor landing with doors to three bedrooms and the family bathroom. There are two double bedrooms and one single bedroom. The bathroom comprises a white three piece suite; panel enclosed bath with a shower unit, WC and hand wash basin with tiled walls and laminate flooring. Outside the property is a rear garden measuring in excess of 100ft which is mainly laid to lawn with a patio area.

