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GREENFORD ROAD, HARROW HA1 3QH **£339,950 Freehold**



FOUR BEDROOM SEMI-DETACHED HOUSE **in need of upgrading**

Built during the 1930s, the property is located approximately a ¼ mile from Sudbury Hill Piccadilly Line (zone 4) station, Sudbury Hill Harrow Chiltern Line Station, local shops and the entrance to the David Lloyd Centre. The area is served by the 92 and H17 bus routes.

*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** KITCHEN * UTILITY LEAN TO ***

*** 16' MAIN RECEPTION ROOM * 12'10 SECOND RECEPTION ROOM ***

*** 16' MASTER BEDROOM * 10' BEDROOM 3 * 15'8 x 13'3 LOFT BEDROOM ***

*** OFF STREET PARKING * GARAGE VIA OWN DRIVE ***

*** NO UPPER CHAIN ***

The accommodation comprises (with approximate dimensions):

GROUND FLOOR

- | | | | |
|--------------------|----------------|-----------------|--|
| • Reception room 1 | 16' max x 12'9 | (4.88m x 3.89m) | Double doors to rear reception room |
| • Reception room 2 | 12'10 x 10'10 | (3.91m x 3.30m) | Double glazed door to garden |
| • Kitchen | 10 x 7'5 | (3.05m x 2.26m) | Door to utility lean-to |
| • Utility Lean-to | 17' x 6'11 | (5.18m x 2.11m) | Door to separate wc (with wash hand basin) |
| | | | Door to garage |



FIRST FLOOR

- Bedroom 1 16' x 11'7 (4.88m x 3.53m)
- Bedroom 2 12'11 x 11'7 (3.94m x 3.53m)
- Bedroom 3 10' max. into bay x 6'8 (3.05m x 2.03m)
- Bathroom/ Sep wc



SECOND FLOOR

- Bedroom 4
- 15'8 x 13'3 (4.77m x 4.04m)



OUTSIDE

- Off street parking/own drive to front
- 40' (12m) rear garden.
- Attached Garage: 16'9 x 7'4 (5.10m x 2.23m)

EPC

- Energy Rating 55 (Band D)

VIEWING

By appointment via **WESTBROOK: 020 8578 6704**