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## **OAKWOOD CRESCENT, GREENFORD UB6 0RG** **£475,000 Freehold**



### **IMPROVED & EXTENDED, LARGER STYLE, THREE BEDROOM SEMI-DETACHED HOUSE** **backed by Horsenden Hill Golf Course**

The property is located in an excellent residential position backing on to Horsenden Hill golf course, within ¼ mile from Sudbury Town Piccadilly Line station, 487 and H17 bus routes. Horsenden Primary School is within about ½ mile.

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

**\* 30' THROUGH LOUNGE \* GROUND FLOOR SHOWER ROOM/WC \***

**\*24'6 EXTENDED MODERN FITTED KITCHEN/DINING ROOM \***

**\* FITTED WARDROBES TO BEDROOMS \***

**\* 50' REAR GARDEN \***

**\* 25' DOUBLE LENGTH GARAGE \***

The accommodation comprises (with approximate dimensions):

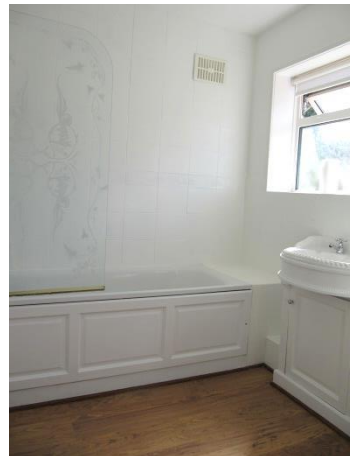
### GROUND FLOOR

- Entrance hall
- Shower Room/wc
- Through Lounge 30'6 x 11'10 (9.30m x 3.61m)
- Kitchen/Dining Room 24'6 x 15'4 reducing to 7'4 (7.40m x 4.67m, reducing to 2.23m)



### FIRST FLOOR

- Landing
- Bedroom 1 14'6 x 12' (4.42m x 3.66m)
- Bedroom 2 16'2 x 12' (4.93m x 3.66m)
- Bedroom 3 9' x 6'9 (2.74m x 2.06m)
- Bathroom/wc



### OUTSIDE

- Front garden
- Rear garden approximately 50' (15m) with lawn and flower borders
- Garage - located at rear of plot with independent access from Woodland Rise  
Pre-cast concrete construction with up and over door. Approx. 25' x 9'6 (7.00m x 2.89m)

### EPC

- Band D ( EER-57)

VIEWING

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