

020 8578 6704

426 Greenford Road, Greenford, Middlesex UB6 8SG

www.westbrook-greenford.co.uk

These particulars are issued on the understanding that all negotiations are conducted through Westbrook. Whilst every care has been exercised in the preparation of particulars their accuracy is not guaranteed neither do they constitute an offer nor contract.

PRINCES AVENUE, GREENFORD UB6 9BT

£429,950 Freehold



A THREE BEDROOM MID TERRACED HOUSE

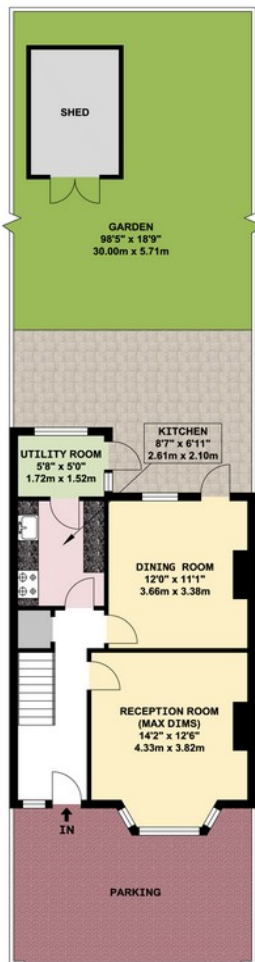
The property is located in a residential side road less than a mile from Cardinal Wiseman secondary and Our Lady of the Visitation primary schools, and Greenford Broadway's multiple shopping facilities.

*** DOUBLE GLAZING * CENTRAL HEATING ***

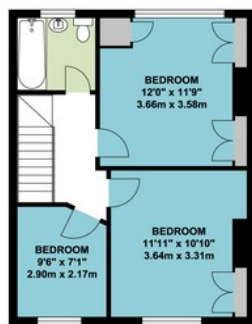
*** TWO RECEPTION ROOMS ***

*** 60' REAR GARDEN * OFF STREET PARKING ***

*** NO UPPER CHAIN ***



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 936.46 SQ. FT / 87.00 SQ. M

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A			(92-100)	A		
(81-91)	B			(81-91)	B		86
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		64
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			68	England, Scotland & Wales			64
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

PRICE: **£429,950 Freehold**

VIEWING: By appointment via **WESTBROOK: 020 8864 0767**