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## **LONGRIDGE LANE, SOUTHALL UB1 3JH**

**£264,950 Freehold**



### **A SPACIOUS, THREE BEDROOM SEMI-DETACHED**

Conveniently located on the Greenford/Southall borders close to local schools, bus routes and within approximately 1 mile of Greenford Broadway shopping facilities.

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

**\* TWO RECEPTION ROOMS \* DOUBLE GLAZED CONSERVATORY \***

**\* NO UPPER CHAIN \***

The accommodation, with approximate dimensions, comprises:

<b>GROUND FLOOR</b>	Entrance Hall			
	Reception 1	15' x 13' max	(4.64m x 3.98m)	
	Kitchen	12' x 8'5	(3.67m x 2.58m)	Open to:
	Reception 2	10'8 x 10'5	(3.25m x 3.19m)	Door to:
	Conservatory	10'7 x 9'8	(3.22m x 2.94m)	
<b>FIRST FLOOR</b>	Landing			
	Bedroom 1	10'9 x 10'2	(3.28m x 3.1m)	+ depth of wardrobes
	Bedroom 2	11'9 x 10'6	(3.61m x 3.2m)	
	Bedroom 3	9' x 7'8	(2.75m x 2.35m)	
	Bathroom/WC			
<b>OUTSIDE</b>	Rear garden	25' approx.	(7m)	with brick shed & outside WC



**PRICE**

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**VIEWING**

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