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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.

MARNHAM CRESCENT, GREENFORD UB6 9SN

£539,950 Freehold



THREE BEDROOM DETACHED HOUSE

The property is located in a residential side road within approximately ½ mile of Greenford Broadway shopping facilities. Local schools, bus routes and Ravenor Park are all within ¼ of a mile .
Easy access to the A40 Western Avenue .

*** DOUBLE GLAZING * CENTRAL HEATING ***

*** THROUGH LOUNGE * CONSERVATORY ***

*** GARAGE VIA SHARED ACCESS ***

*** OFF-STREET PARKING ***

*** NO UPPER CHAIN ***



MARNHAM CRESCENT
GREENFORD UB6

GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 828.82 SQ. FT / 77.00 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 947.22 SQ. FT / 88.00 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER.

FLOOR PLANS ARE NOT DONE TO "SCALE".

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-10)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-10)	G	
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		

PRICE: **£539,950 Freehold**

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