## WESTBROOK Estate Agents & Chartered Surveyors



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### TWICKENHAM GARDENS, GREENFORD, UB6 OLU

## £350,000 Freehold



# WELL PRESENTED & EXTENDED END TERRACE HOUSE with planning consent to extend to the side, rear and into the loft

Situated in a quiet cul de sac off Sudbury Heights Avenue, being within approximately ¾ mile from Sudbury Hill and Sudbury Town Piccadilly line stations (zone 4), Sudbury Hill Chiltern Branch line station, Horsenden Hill open space, local shops and close to 487 & H17 bus routes.

\* GAS CENTRAL HEATING \* DOUBLE GLAZING \*

\* TWO RECEPTIONS \* L SHAPED KITCHEN/BREAKFAST ROOM \* GROUND FLOOR WC \*

\* FITTED WARDROBES TO BEDROOMS 1 & 2 \* SPACIOUS BATHROOM/WC \*

\* 12' PLOT TO SIDE OF HOUSE \* 60' x 25' REAR GARDEN \*

\* DETACHED GARAGE VIA OWN DRIVE \*

\* NO UPPER CHAIN \*

#### TWICKENHAM GARDENS, GREENFORD

The accommodation comprises (with approximate dimensions):

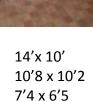
#### GROUND FLOOR Hall

| Sep wc                           |                 |                      |
|----------------------------------|-----------------|----------------------|
| Reception 1                      | 14'3 x 11'11    | (4.34m x 3.63m)      |
| Reception 2                      | 10'10 x 10'6    | (3.30m x 3.20m)      |
| Extended Kitchen/ breakfast room | 17'7 x 7'6 plus | (5.36m x 2.29m) plus |
|                                  | 16'2 x 8'3      | (4.93m x 2.51m)      |



**FIRST FLOOR** 

Bedroom 1 Bedroom 2 Bedroom 3 Spacious Bathroom/ wc







| OUTSIDE  | Front garden<br>Rear garden<br>Detached Garage via own drive | 60' x 25'   | (18.29m x 7.62m) |  |
|----------|--|---|------------------|--|
| PLANNING | -  | s renewed on 20/5/2011 for a part 2 storey, part single storey<br>ront porch, conversion of the loft space, to include the<br>isting detached garage. |                  |  |
|          |  |   |                  |  |

EPC AWAITED

VIEWING

By appointment via WESTBROOK: 020 8578 6704