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## **TWICKENHAM GARDENS, GREENFORD, UB6 0LU**

**£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 ¼ 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 \***

The accommodation comprises (with approximate dimensions):

<b>GROUND FLOOR</b>	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 16'2 x 8'3	(5.36m x 2.29m) plus (4.93m x 2.51m)



<b>FIRST FLOOR</b>	Bedroom 1	14'x 10'	(4.27m x 3.05m)
	Bedroom 2	10'8 x 10'2	(3.25m x 3.09m)
	Bedroom 3	7'4 x 6'5	(2.23m x 1.96m)
	Spacious Bathroom/ wc		



<b>OUTSIDE</b>	Front garden		
	Rear garden	60' x 25'	(18.29m x 7.62m)
	Detached Garage via own drive		

**PLANNING** Planning consent was renewed on 20/5/2011 for a part 2 storey, part single storey side extension and front porch, conversion of the loft space, to include the demolition of the existing detached garage.

**EPC** AWAITED

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