## 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):

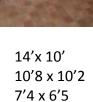
#### GROUND FLOOR Hall

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 Rear garden 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 ront porch, conversion of the loft space, to include the isting detached garage.		

EPC AWAITED

VIEWING

By appointment via WESTBROOK: 020 8578 6704