

## Matthews Road Greenford UB6 0SG

Price Guide: £450,000



Total area: approx. 107.9 sq. metres (1161.0 sq. feet)

This plan is for illustration purposes only and should be used as such by any prospective purchaser. 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.  
Plan produced using PlanUp.

London Borough of Ealing  
Council tax band D - £1,571.22  
FREEHOLD  
EPC =D

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**IMPORTANT** Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Bennett Holmes are pleased to offer this three double bedroom townhouse. The property is situated in a residential location in Greenford. The property is within 0.6 miles of the shopping and transport facilities in Sudbury Hill to include both the Piccadilly Line Station and the Chiltern Railway Line Station. Other benefits include an integral garage, a downstairs WC, gas central heating, double glazed windows and off street parking.



- THREE DOUBLE BEDROOMS
- MID TERRACE TOWNHOUSE
- DOWNSTAIRS WC
- INTEGRAL GARAGE
- OFF STREET PARKING
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- 0.6 MILES TO SUDBURY HILL TUBE

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### Accommodation

The accommodation briefly comprises an entrance porch leading into the entrance hallway with a downstairs WC, kitchen/ diner and a door to the garage. The kitchen has wall and base level units, a gas cooker point, plumbing for a washing machine and space for a fridge/ freezer. There is a door from the kitchen to the rear garden. Stairs lead up to the first floor with doors to the lounge and the master bedroom. Stairs then lead up to the second floor with two further double bedrooms and the family bathroom.

Outside the property is a rear garden which is mainly laid lawn with a patio area. There is a brick storage shed. To the front of the property is an integral garage via own drive.

