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Wyresdale Crescent, Greenford, UB6 8TH  
£685,000

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## Wyresdale Crescent, Greenford, UB6 8TH

**£685,000**

- Quiet Residential Area
- Easy Access To A40/M40/A406 /M25
- Two Bathrooms
- Potential To Extend And Develop STPP
- Vendors Sole Agent
- Presented In Good Order
- Excellent Transport Links
- Off Street Parking / Driveway
- Double Glazed
- 4 Bedrooms

## Description

Internally, the ground floor has a welcoming hallway, to the left as you enter the house into the side extension is a ground floor bathroom and bedroom space with access to a utility area at the side of the house. Back out into the hallway there is a reception room which currently is being used as a double bedroom. There is a sizeable through lounge / dining area, leading to a large, bright and well taken care of garden. The galley style kitchen has ample storage and shaker-style units.

The first floor offers one single and good two good sized stylish double bedrooms, together with a family bathroom and sperate toilet. There is further potential to extend and convert the loft space into a master suite with an en-suite bathroom.

The property has a driveway to facilitate off-street parking and side access, leading to a generous well landscaped private rear garden.

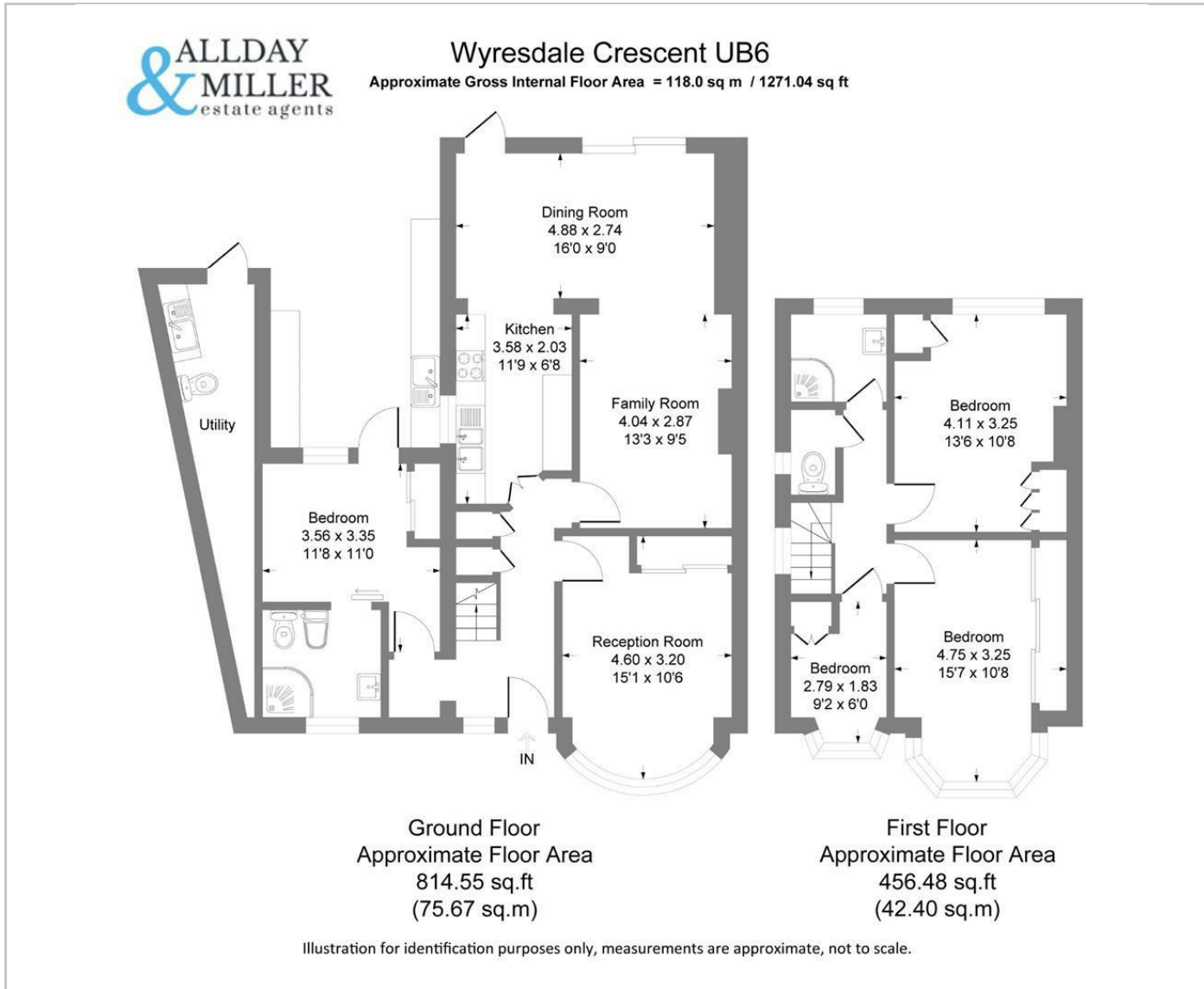
## Situation

The property is within easy walking distances of Perivale (Central Line) and South Greenford Stations (Great Western Railway). Being located just off the Argyle Road, buses are frequent for quick travel to Ealing Broadway and West Ealing stations, providing effortless access to the Central, District and Elizabeth Line Underground and GWR station, not forgetting the forthcoming Crossrail services.

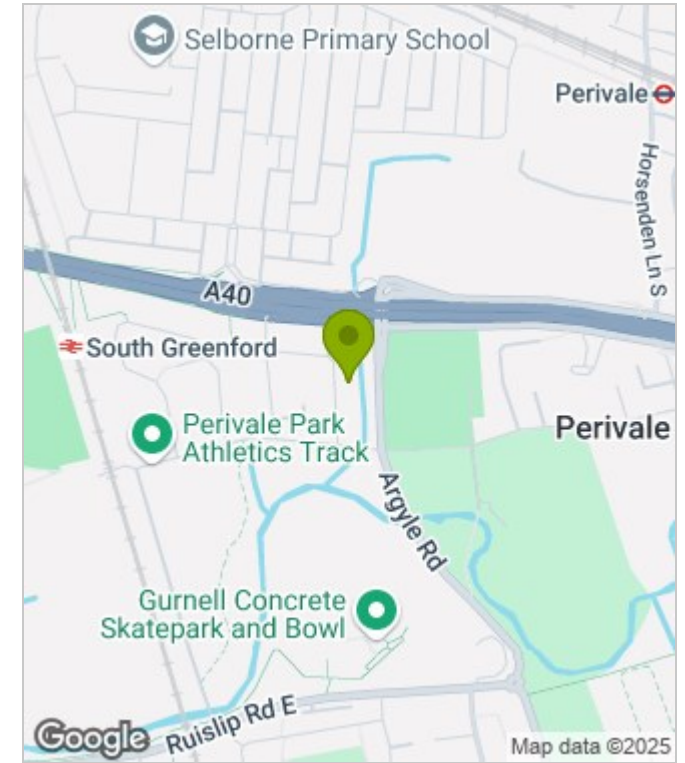
For the motorist, the A40/M40 is within close proximity and offers convenience when travelling in and out of the city and further afield. Furthermore, the area has a selection of Outstanding and Good Ofsted rated schools.



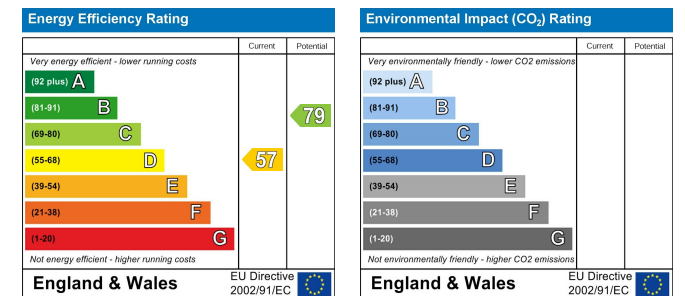
## Floor Plans



## Area Map



## Energy Performance Graph



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