



### Nicholas Close, Greenford, UB6 9UH

A very well presented & extended freehold house offered for sale in excellent order throughout by its current owners. Accommodation comprises entrance porch, living room leading directly to second reception room, modern fitted kitchen, double bedroom and modern bathroom. Externally there's off street parking and a lovely established private rear garden. Additional benefits include double glazing, gch and plenty of storage...AN IDEAL FIRST TIME BUY.

Located at the end of a quiet & scheduled cul de sac on the popular " Westridge Area " on Greenford. Local shops and public transport are within walking distance and both Greenford underground station ( Central Line 0 and Greenford Broadway are approx. 0.5 miles away.

**£345,000**

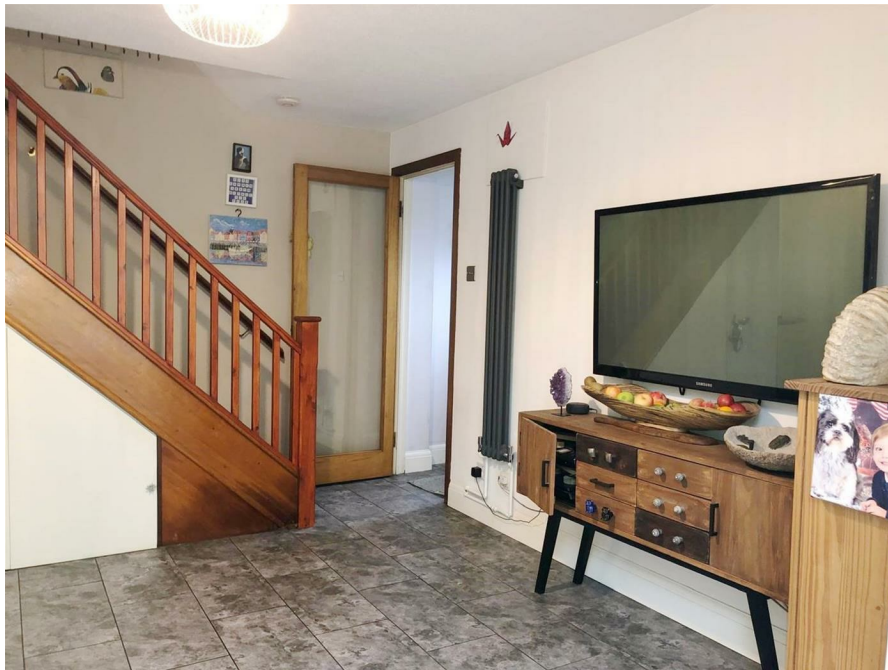
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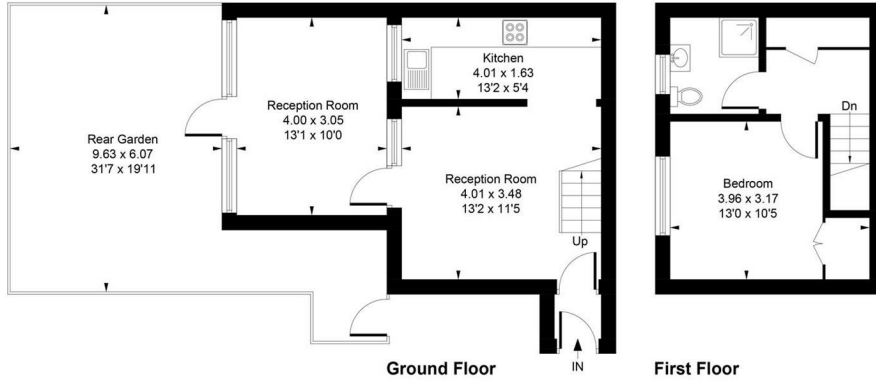


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Approximate Gross Internal Area  
57.80 sq m / 622 sq ft




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. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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## Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>65</p>	<p>89</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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