



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.

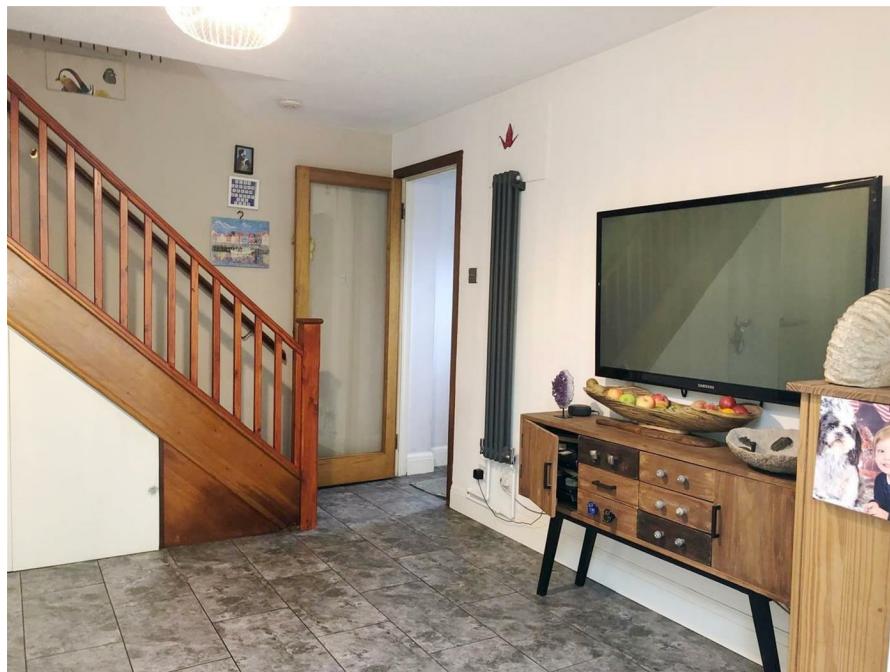
£345,000

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: info@charrondavis.com www.charrondavis.co.uk

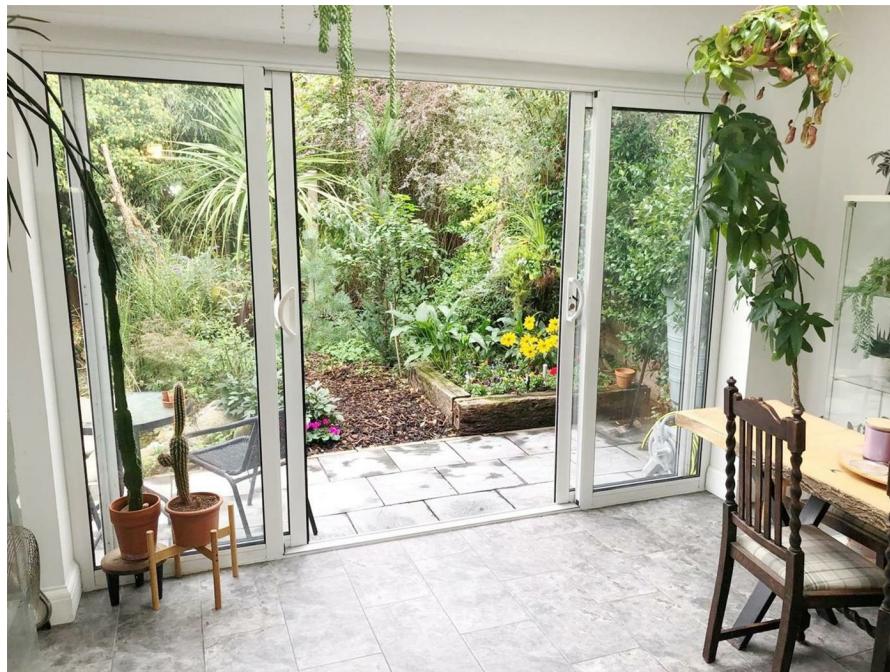
30 Nicholas Close, Greenford, UB6 9UH



30 Nicholas Close, Greenford, UB6 9UH



30 Nicholas Close, Greenford, UB6 9UH



30 Nicholas Close, Greenford, UB6 9UH



30 Nicholas Close, Greenford, UB6 9UH

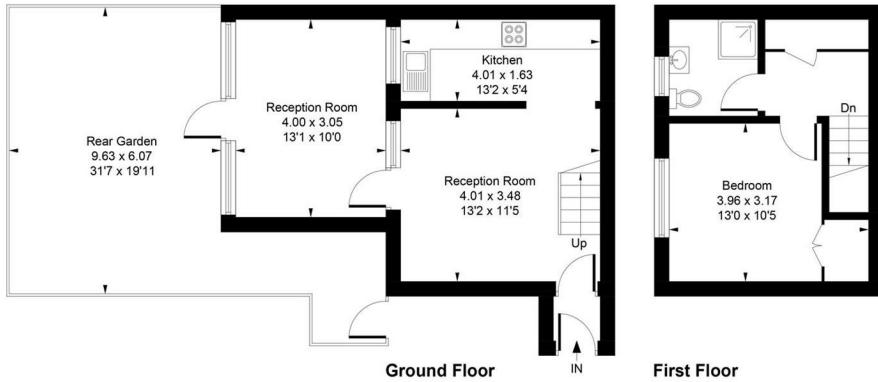


30 Nicholas Close, Greenford, UB6 9UH



30 Nicholas Close, Greenford, UB6 9UH

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 purchaser.

© Vizion Property Marketing Produced for Charrison Davis

Energy Efficiency Rating

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

30 Nicholas Close, Greenford, UB6 9UH

