



## 15 Blenheim Close, Greenford, London, UB6 8ET

New to the market is this impressive three bedroom split level maisonette which is available with no upper chain and a very large private rear garden. The property is on offer to the market in very good condition and nestled very nicely in a cul de sac in Greenford just off of the A40.

Convenience and country comes to mind with this stunning property and you will be amazed at the size of the garden and how secluded it is. Very rarely would you find a garden the size of this one attached to a maisonette. Sitting out in the garden will make you feel like you are in the country even though you are conveniently placed for the A40 and a short walk from Greenford station.

Please call the office to arrange a viewing and find out more about this fantastic property available via the modern method of auction.

- Three Bedroom
- Split Level Maisonette
- Huge Garden
- Two Bathrooms
- Good Condition
- Walking Distance to Station
- Cul De Sac
- Excellent Access to A40

**£400,000**



# BLenheim CLOSE GREENFORD UB6



--- RESTRICTED HEAD HEIGHT



FIRST FLOOR

GROUND FLOOR

SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 892.65 SQ. FT / 82.93 SQ. M

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. FLOOR PLANS ARE NOT DONE TO "SCALE".

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	88
(81-91) B	
(69-80) C	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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