



21 Blenheim Close, Greenford, UB6 8ET

£325,000

EVANS
& COMPANY

Blenheim Close Greenford

- First Floor Maisonette
- 2 Bedrooms
- Double Glazed
- Catchment area of Local Schools
- East Access to A40
- Walking Distance of Greenford Tube Station
- Gas Central Heating
- Private Rear Garden



Welcome to this charming maisonette located in the sought-after area of Blenheim Close, Greenford. This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family, guests, or even a home office.

Situated on the first floor, this maisonette offers a sense of privacy and tranquillity. The property features double glazing throughout, ensuring a peaceful and quiet environment. The private rear garden is a hidden gem, providing a lovely outdoor space to enjoy a morning coffee or host a summer barbecue.

Located in the catchment area of local schools, this property is ideal for families with young children looking for a convenient location. Whether you're a first-time buyer, a small family, or someone looking to downsize, this maisonette offers a comfortable and welcoming space and offer the potential to be a good size home.

The property provides easy access to Greenford Tube Station and the A40, Don't miss out on the opportunity to make this property your own and enjoy all the benefits of living in this popular location. Contact us today to arrange a viewing and take the first step towards finding your dream home in Greenford.

Double glazed front door to, stairs to first floor

Landing

Doors to

Lounge

17'0" x 10'5" (5.20 x 3.19)

Double glazed window to front, open fire place, wood floors, radiator, power points

Kitchen

10'4" x 7'8" (3.16 x 2.35)

Modern range of eye and base level storage units, roll edge work surfaces, single drainer Stainless steel sink unit with mixer taps, wall mounted gas fired boiler, built in electric oven with four ring electric hob in set into work surface, tiled walls, double glazed window front.

Bedroom 1

14'2" x 10'6" (4.33 x 3.22)

Double glazed window to rear, radiator, PowerPoint, wood floors.

Bedroom 2

11'1" x 10'5" (3.39 x 3.18)

Double glazed window to rear, radiator, PowerPoint, wood floors.

Bathroom

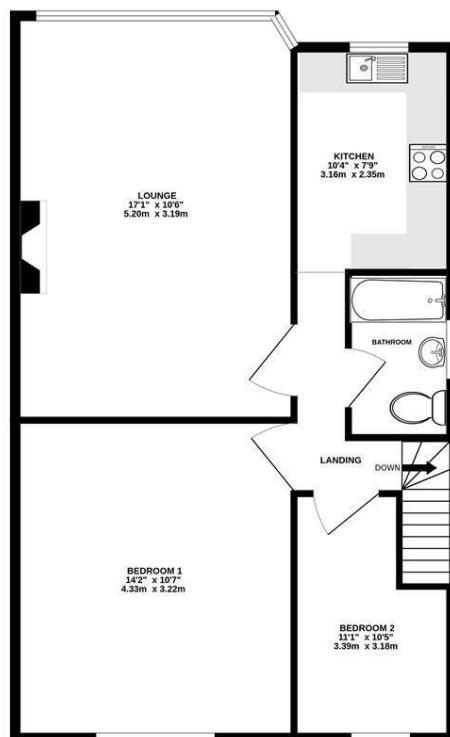
Panel enclosed bath with mixer taps and shower attachment, pedestal wash hand,, low level WC, half tiled walls, double glazed window to side, radiator, tiled floors.

Rear

Private rear garden.



GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	