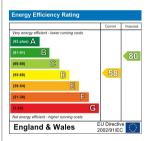


Floor Plan

Orchard Gate Greenford UB6 0QP Approx. Gross Internal Area = 100.8 sq m / 1085 sq ft 85'5" x 30'6" 26 03m x 9.30m 17'2" x 9'4" 5.22m x 2.84m 9'5" x 5'11" 2.87m x 1.81m 12'5" x 10'10" 3.79m x 3.31m Reception Room 8.61m x 3.46m Redroom 16'2" x 10'11" 4.94m x 3.34m Ground Floor BLEU Copyright PLAN The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should

- NO UPPER CHAIN
- THREE BEDROOM SEMI DETACHED HOUSE
- OFF STREET PARKING FOR SEVERAL CARS.
- CLOSE PROXIMITY TO SUDBURY TOWN UNDERGROUND STATION
- POTENTIAL TO EXTEND TO THE SIDE SUBJECT TO PLANNING PERMISSION
- RECENTLY REFURBISHED
- REAR EXTENSION
- THROUGH LOUNGE
- FAMILY BATHROOM
- LARGE PRIVATE REAR GARDEN

Energy Efficiency Graph



	Current	Potential
Very environmentally friendly - lower CO2 emission	8	
(92 plus) 🔼		
(81-91)		
(69-80) C		
(55-68)		
(39-54)		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emission		







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Wembley

carry out or commission your own inspection of the property.

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