



Woodcroft, Greenford, UB6 0RJ

Asking Price £750,000





## Floor Plan

### Woodcroft Greenford UB6 0RJ

Approx. Gross Internal Area = 119.5 sq m / 1286 sq ft  
 Garage = 17.8 sq m / 191 sq ft  
 Total = 137.3 sq m / 1477 sq ft



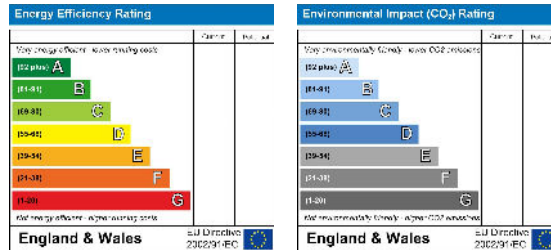
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Copyright **BLEU PLAN**

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 carry out or commission your own inspection of the property.  
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- FOUR BEDROOM / SEMI DETACHED HOUSE
- BEAUTIFULLY QUIET & SOUGHTAFTER CUL-DE-SAC
- CLEAN TIDY AND PRESENTABLE CONDITION THROUGHOUT
- EXCEPTIONAL PLOT WITH ROOM TO DEVELOP FURTHER
- EPC RATING - D / COUNCIL TAX BAND - E
- MINUTES WALKING DISTANCE TO SUDBURY TOWN STATION
- ONLINE VIRTUAL TOUR:  
<https://my.matterport.com/show/?m=2BfZTG4hNTr>
- VIEWINGS EASILY ARRANGED HOWEVER STRICTLY BY APPOINTMENT ONLY

## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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