

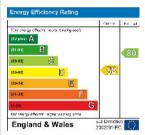
Floor Plan

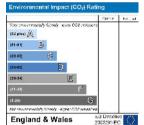
Orchard Gate Greenford UB6 0QP Approx. Gross Internal Area = 100.8 sq m / 1085 sq ft 85'5" x 30'6" 26.03m x 9.30m 17'2" x 9'4" 5.22m x 2.84m 9'5" x 5'11" 2.87m x 1.81m 12'5" x 10'10" 3.79m x 3.31m Reception Room 8.61m x 3.46m Redroom 16'2" x 10'11" 4.94m x 3.34m Ground Floor

- NO UPPER CHAIN
- THREE BEDROOM SEMI DETACHED
- OFF STREET PARKING FOR SEVERAL CARS
- MINUTES WALKING DISTANCE TO SUDBURY TOWN STATION
- ROOM TO EXTEND TO THE SIDE (STPP)
- LARGE PRIVATE REAR GARDEN
- ONLINE VIRTUAL TOUR: https://my.matterport.com/show/?m=cxqsy25g8KD
- EPC RATING D / COUNCIL TAX BAND D
- VIEWINGS 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Wembley

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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