



## MATTHEWS ROAD, GREENFORD

£489,950

A spacious and well maintained three double bedroom, three bathroom, townhouse situated in a popular residential road within 0.6 miles of the shopping and transport facilities in Sudbury Hill to include both the Piccadilly Line Station and the Chiltern Railway Line Station. The property briefly comprises entrance lobby, hallway with direct access to integral garage, modern fitted kitchen/breakfast room, downstairs wet room, living room and bedroom one off first floor landing, two further bedrooms off second floor landing with en-suite wet room to third bedroom and additional wet room. Further benefits include double glazing, gas central heating, fitted wardrobes to all bedrooms, off street parking via own driveway with vehicle access to integral garage and private rear garden with brick built store. Internal viewing is highly recommended

- THREE DOUBLE BEDROOMS
- TOWN HOUSE
- SPACIOUS AND WELL MAINTAINED THROUGHOUT
- FITTED WARDROBES
- THREE BATHROOMS
- SPACIOUS LIVING ROOM
- MODERN FITTED KITCHEN/BREAKFAST ROOM
- INTEGRAL GARAGE VIA OWN DRIVEWAY
- OFF STREET PARKING
- CONVENIENTLY LOCATED FOR SHOPS AND TRANSPORT LINKS

## Ground Floor

### Lobby

Entrance into lobby via front aspect frosted double glazed door, front aspect frosted double glazed window, tiled flooring.

### Hallway

Entrance into hallway via front aspect door, radiator, power points, under stairs storage space, phone point, stairs to first floor landing.

### Downstairs Wet Room

Low level W/C, wall mounted sink with mixer tap, wall mounted shower with attachment and overhead shower head, fully tiled walls, tiled flooring.

### Internal Garage

18' 3" x 8' 5" (5.56m x 2.57m) Front aspect up and over door, spot lighting, power points, plumbed for white goods, wall mounted fuse box.

### Kitchen/Breakfast Room

12' 2" x 11' 8" (3.71m x 3.56m) Rear aspect double glazed French doors to garden, range of wall and base level units with square edge work surfaces, one and a half bowl sink with drainer, integrated gas hob with overhead extractor fan, integrated oven, integrated microwave, space for fridge/freezer, wall mounted cupboard enclosed boiler, part tiled walls, power points, spot lighting, tiled flooring.

## First Floor

### Landing

Spot lighting, radiator, stairs to second floor landing.

### Living Room

21' 4" x 11' 9" (6.50m x 3.58m) Rear aspect double glazed window, radiator, power points, TV aerial, spot lighting, laminate flooring.

### Bedroom One

11' 9" x 11' 8" (3.58m x 3.56m) Front aspect double glazed window, radiator, power points, fitted wardrobes, laminate flooring.



DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Second Floor

### Landing

Spot lighting, radiator, storage cupboard, laminate flooring.

### Bedroom Two

11' 9" x 11' 8" (3.58m x 3.56m) Front aspect double glazed window, fitted wardrobes with dressing table, radiator, power points, laminate flooring.

### Wet Room

Low level W/C, hand wash basin, wall mounted shower with attachment and overhead shower head, extractor fan, spot lighting, fully tiled walls, tiled flooring.

### Bedroom Three

11' 9" x 10' 2" (3.58m x 3.10m) Rear aspect double glazed window, fitted wardrobes, radiator, power points, laminate flooring.

### En-Suite Wet Room

Low level W/C, hand wash basin, wall mounted shower with attachment and overhead shower head, extractor fan, tiled walls, tiled flooring.

## Outside

### Front Garden

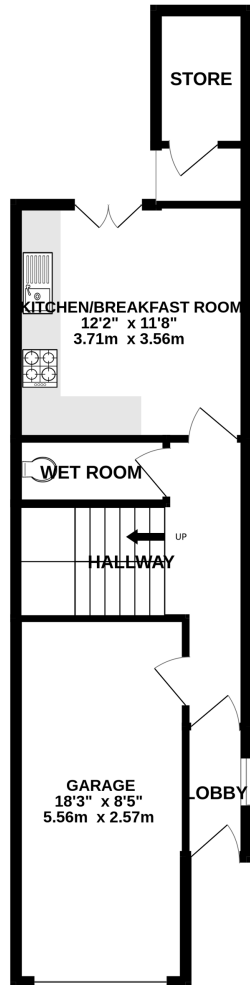
Off street parking via own driveway and vehicle access to internal garage.

### Rear Garden

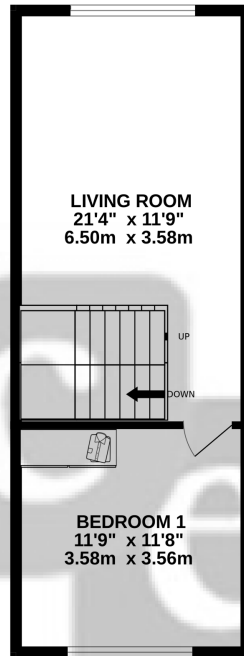
Patio leading to laid lawn, rear access via wooden gate, outside tap, brick built storage, fenced enclosed.



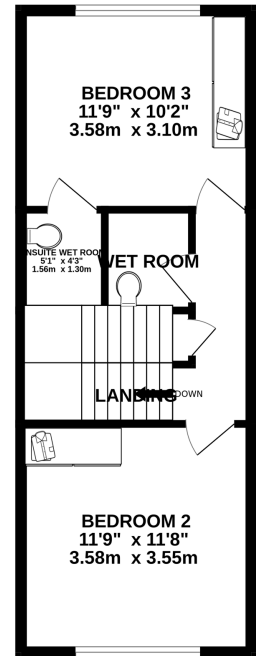
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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