

FOR SALE

£529,950

Hodder Drive, Perivale Greenford. UB6



Peter Gamble & Co. offer to the market this well presented 3 bedroom terraced house in the popular Medway village.

Situated on a quiet tree lined residential street only 10 minutes walk to Perivale tube with well regarded local schools and shops right around the corner.

The property is offered to the market chain free and available to view by appointment now!

New paved driveway to the front, 2 separate reception rooms, galley kitchen.

3 Bedrooms and bathroom to the 1st floor, good sized rear garden with rear access.

## Ground Floor

Reception

Reception

Kitchen

## First Floor

Bedroom

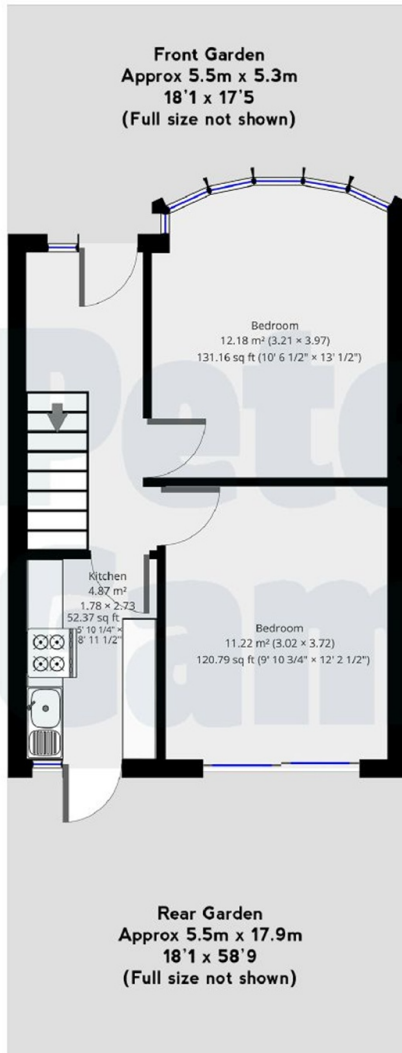
Bedroom

Bedroom

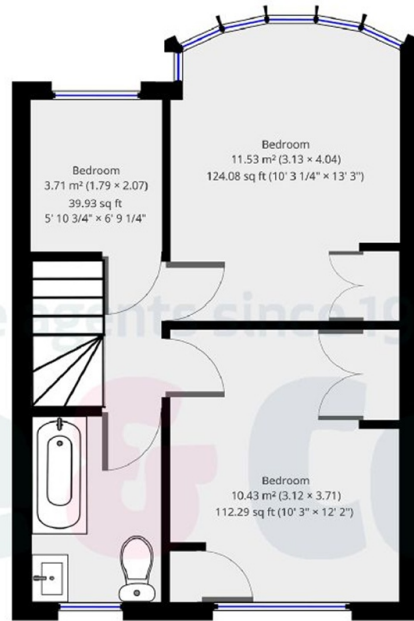
Bathroom







## Hodder Drive



**APPROX. GROSS INTERNAL FLOOR AREA: 73.3 sq. m / 789 sq.ft**

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>71</b>	<b>71</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	<b>66</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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