



## BEDSER DRIVE, GREENFORD

### £465,000

A two double bedroom mid terrace house situated on a residential close in North Greenford within 0.6 miles of Sudbury Hill's main shopping and transport facilities, including the Piccadilly Line and Chiltern Railway Line stations. Local schools are also nearby with the popular Greenwood Primary being within walking distance. The property briefly comprises entrance hallway, living room, kitchen/breakfast room, downstairs W/C, two double bedrooms off first floor landing with fitted wardrobes and bathroom. Further benefits include double glazing, gas central heating, ample storage throughout, external brick built storage, private rear garden with rear access and off street parking.

- TWO DOUBLE BEDROOM TERRACE HOUSE
- FREEHOLD
- SPACIOUS LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- BATHROOM AND DOWNSTAIRS W/C
- FITTED WARDROBES IN ALL BEDROOMS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- 0.6 MILES TO SUBBURY HILL STATION
- PRIVATE REAR GARDEN WITH REAR ACCESS
- EXTERNAL BRICK BUILT STORAGE
- OFF STREET PARKING

## Ground Floor

### Hallway

Entrance into hallway via front aspect frosted double glazed door, wall mounted contemporary radiator, storage cupboard housing meters, power points, phone point, stairs to first floor landing, laminate flooring.

### Living Room

15' 8" x 11' 5" (4.78m x 3.48m) Rear aspect double glazed patio door to garden, radiator, power points, TV aerial, laminate flooring.

### Kitchen/Breakfast Room

14' 7" x 9' 5" (4.45m x 2.87m) Front aspect double glazed window, 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 double oven, space for fridge/freezer, space for dishwasher, plumbed for washing machine, wall mounted boiler, part tiled walls, radiator, power points, laminate flooring.

### Downstairs W/C

Side aspect frosted double glazed window, low level W/C, vanity hand wash basin with mixer tap, UPVC tiled walls, wall mounted mirror, laminate flooring.

## First Floor

### Landing

Loft access, built in storage cupboard, cupboard housing hot water tank and shower pump, carpeted flooring.

### Bedroom One

15' 8" x 8' 7" (4.78m x 2.62m) Rear aspect double glazed window, built in wardrobe, range of fitted wardrobes with dressing table, power points, carpeted flooring.

### Bedroom Two

15' 0" x 9' 5" (4.57m x 2.87m) Front aspect double glazed window, range of fitted wardrobes, fitted window seat with storage below, power points, carpeted flooring.

### Bathroom

5' 9" x 5' 5" (1.75m x 1.65m) Front aspect frosted double glazed window, low level W/C with wall mounted Douche, vanity hand wash basin with mixer tap, panel enclosed 'P' shaped bath with glass shower screen, wall mounted shower with attachment, overhead shower head, tiled walls, tiled flooring.

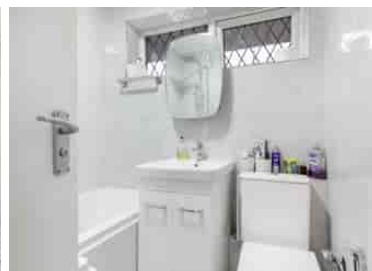
## Outside

### Front Garden

Off street parking via own driveway, brick built storage cupboard.

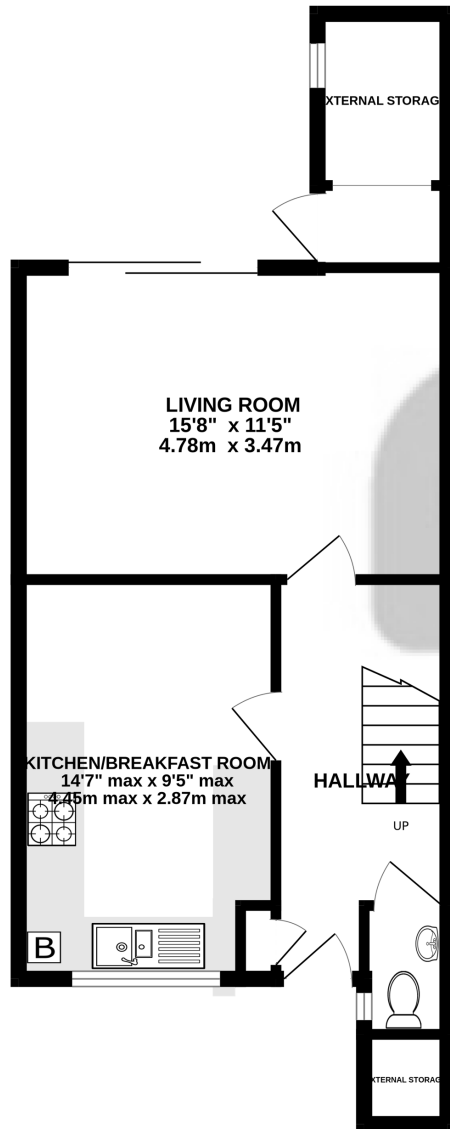
### Rear Garden

Covered patio area leading to artificial lawn, stocked flower beds, fence enclosed, rear access via wooden gate, built built storage room.

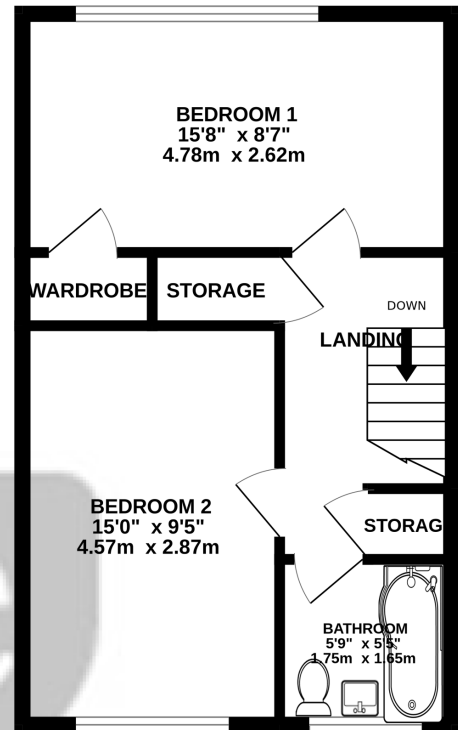


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GROUND FLOOR  
468 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

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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