LAKIN & CO

3 Bedroom Bungalow - Detached | 1 Bathroom | 2 Reception

Marnham Crescent, Greenford UB6 9SN

Guide Price £530,000

- Detached Bungalow
- Three Bedrooms
- Sought After Schools Nearby
- Quiet Residential Road
- Own Driveway
- Potential to Develop (stpp)
- Large Lounge
- Gas Central Heating
- Detached Garage
- EPC Rating D

122 High Street, Uxbridge, Middlesex, UB8 1JT | 01895 544 555
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Guide Price £530,000

A three bedroom detached bungalow situated on a quiet residential road in Greenford. Requiring updating throughout with huge potential to develop (stpp) this property would make an ideal family home and is offered to the market with no upper chain.

Briefly comprising, entrance hall with doors leading to lounge, fitted kitchen with wall and base units, dining area, sun room, master bedroom with a bay window and two further good sized bedrooms, family bathroom and separate W/C. To the front is off street parking with own driveway and access to a detached garage. To the rear are well maintained and secluded gardens which is mostly laid to lawn with a patio area.

The property also benefits from a recently installed new boiler.

Local buses are available including the E10 and the A40 is just a few minutes away. Local schools include; Coston Primary School and Greenford High School.

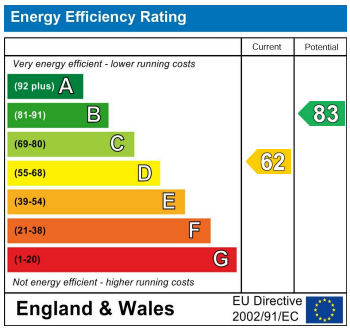
In person viewing only permitted once a mortgage decision in principle is provided to agent first.

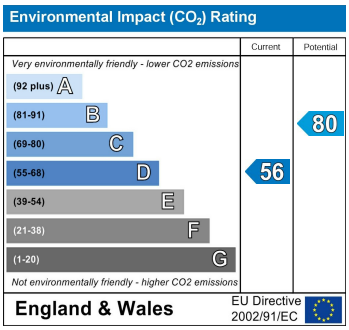
Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract.

Disclaimer:
These particulars are a general guide only for prospective buyers. They do not form part of any contract. Services, systems and appliances have not been tested.

Buyers information:
In accordance with HMRC Anti Money Laundering Regulations a buyer(s) must attend our office to provide Photo Identification and Proof of Address (valid in last 3 months).

Referral fees:
We can refer you to recommended providers of services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.





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Total area: approx. 98.3 sq. metres (1058.2 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.
Plan produced using PlanUp.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas,measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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rightmove Zoopla.co.uk PrimeLocation.com homes24.co.uk Homes & Property

LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.

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