

Energy Efficiency Rating	
Current	Potential
65	84

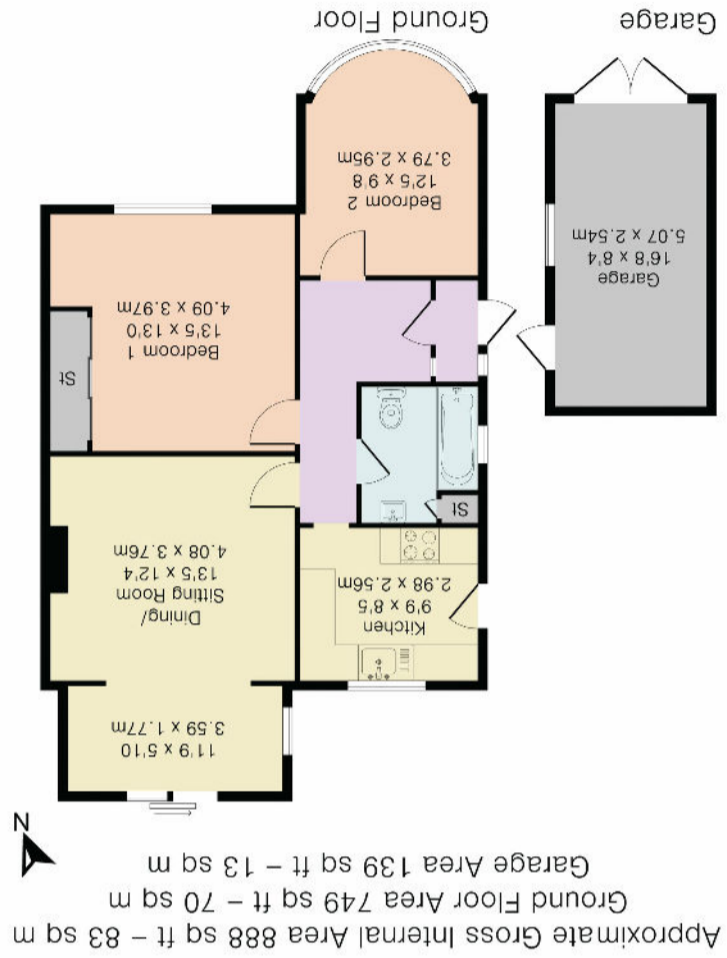
  

Energy Efficiency Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92+)	G (1-20)
B (81-91)	F (21-38)
C (69-80)	E (39-54)
D (55-68)	D (55-68)

EU Directive 2002/91/EC  
 England, Scotland & Wales



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



29 Farndale Crescent, Greenford, Greater London. UB6 9LL.

£530,000

Offered to the market chain free is this two bedroom semi detached bungalow offering spacious accomodation and a wealth of opportunity to extend further like many other on the crescent.

The property is gas central heated and double glazed throughout and as well as a detached garage with power there is off street parking in front for two or three cars.

Located within walking distance to the peaceful Ravenor Park and within easy reach of Greenford's Broadway along with Greenford`s tube which is located on the Central Line zone four. Within a short walk you have several highly thought of infant, primary and secondary schools include; Edward Betham, Ravenor Primary & William Perkin Church of England Primary School. There are three train stations in the area which are Greenford Station (Central Line) , Greenford Overground Station (GWR), South Greenford Overground (GWR).

#### Lounge / Dining Room

19' 3" x 12' 4" (5.87m x 3.76m) Side aspect double glazed window and patio doors to garden, three radiators

#### Kitchen

9' 9" x 8' 5" (2.97m x 2.57m) Rear aspect double glazed window and side door to garden, range of eye and base level units with gas hob, oven under and extractor hood over, one and half bowl sink, wall mounted boiler, plumbing for washing machine, tiled floor

#### Bathroom

Side aspect double glazed frosted window, panel enclosed bath, low level WC, pedestal wash hand basin, radiator airing cupboard

#### Bedroom 1

13' 5" x 13' 0" (4.09m x 3.96m) Front aspect double glazed window, fitted wardrobe, radiator

#### Bedroom 2

12' 5" x 9' 8" (3.78m x 2.95m) Front aspect double glazed bay window, two radiators

#### Outside

Garden is mainly laid to lawn with small patio area and flower beds. To the front is off street parking for two cars

#### Garage

16' 8" x 8' 4" (5.08m x 2.54m) Detached with power and light

