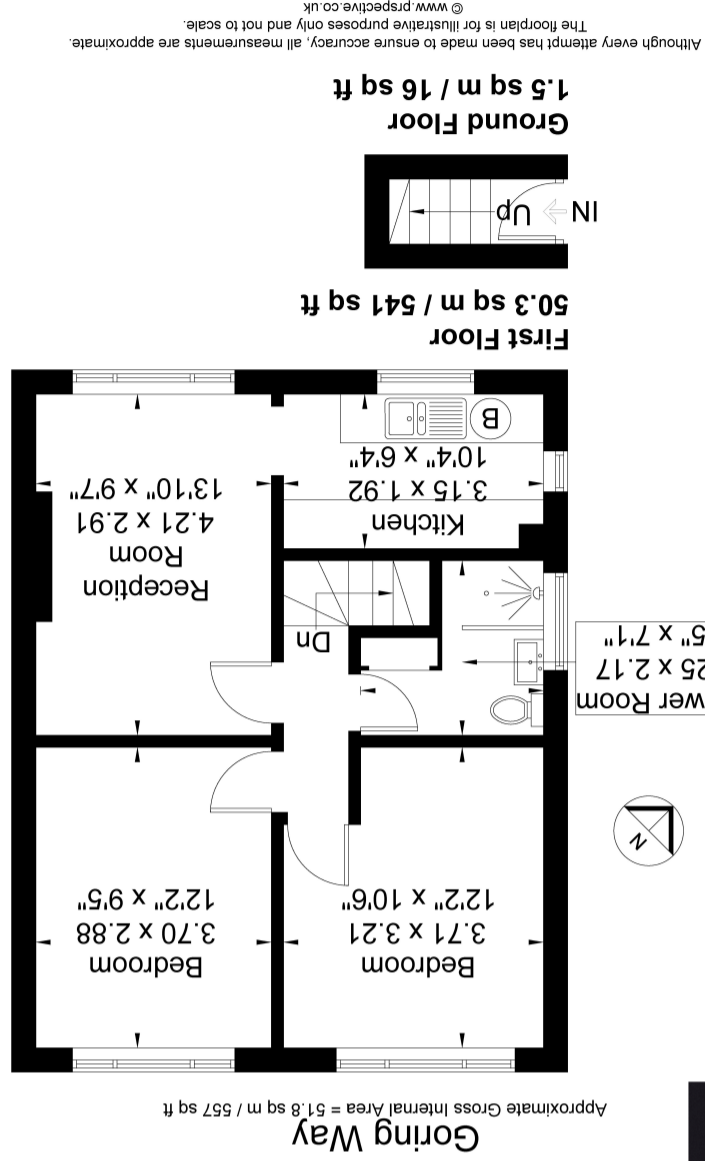


Energy Efficiency Rating	
Current	Potential
79	57
Very energy efficient - lower running costs A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	



21a Goring Way, Greenford, Greater London. UB6 9NN.

£300,000

Come and view this well presented two bedroom first floor maisonette. Situated on a quiet, desirable crescent in the heart of the sought after Westridge Estate in Greenford. Conveniently being close to amenities of Greenford Town Centre including multiple shops and transport links. Greenford Central Line station is also within the vicinity.

The property itself consists of two bedrooms family bathroom, fitted kitchen and large bright lounge. It also benefits from gas central heating, double glazing, long lease of over 120years and a sizable private rear garden.

Lounge

13' 10" x 9' 7" (4.22m x 2.92m) Rear aspect double glazed window, radiator, laminate floor

Kitchen

10' 4" x 6' 4" (3.15m x 1.93m) Rear and side aspect double glazed window, range of eye and base level units single drainer sink, gas hob with oven under, plumbing and space for washing machine, wall mounted boiler, laminate floor, radiator

Bedroom 1

12' 2" x 10' 6" (3.71m x 3.20m) Front aspect double glazed leaded window, radiator

Bedroom 2

Front aspect double glazed leaded window, radiator

Shower Room

Side frosted double glazed window, shower cubicle, vanity wash hand basin, low level WC, tiled walls, extractor fan

Garden

Mainly laid the lawn with patio area, timber shed

