







Howcroft Lane Greenford

- One Bedroom First Floor Property
- Excellent Investment Opportunity
- Approximately 528 Sq. Ft.
- Close to Local Shops, Schools & Transport Lin
- Ideal First Time Buy
- Separate Fitted Kitchen
- Potential to Modernise
- Communal Parking

Tenure: Leasehold
Ealing C

£250,000

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Howcroft Lane, Greenford

DESCRIPTION

Situated in a residential location in Greenford, this One-bedroom first-floor property offers approximately 528 sq. ft. (49.1 sq. m.) of accommodation, presenting an excellent opportunity for first-time buyers, investors or purchasers looking for a home they can personalise.

The accommodation comprises a Good sized reception room, measuring approximately 14'6" x 10'7", providing a comfortable space for relaxing and entertaining. The separate fitted kitchen offers a range of wall and base units, worktop space and room for essential appliances.

There are one well-proportioned bedroom, offering flexible accommodation for a small family, couple or those requiring a home office. The larger bedroom measures approximately 14'6" x 8'8".

A separate shower room completes the accommodation, featuring a shower enclosure, wash basin and WC.

The property would benefit from some updating and modernisation, providing purchasers with the opportunity to improve the accommodation to their own taste and requirements.
Externally, the property forms part of an established residential development with surrounding communal outdoor areas. Its location provides access to local shops, schools, transport connections and everyday amenities.

With its practical layout and potential for improvement, this property represents an attractive opportunity for first-time buyers and investors alike.

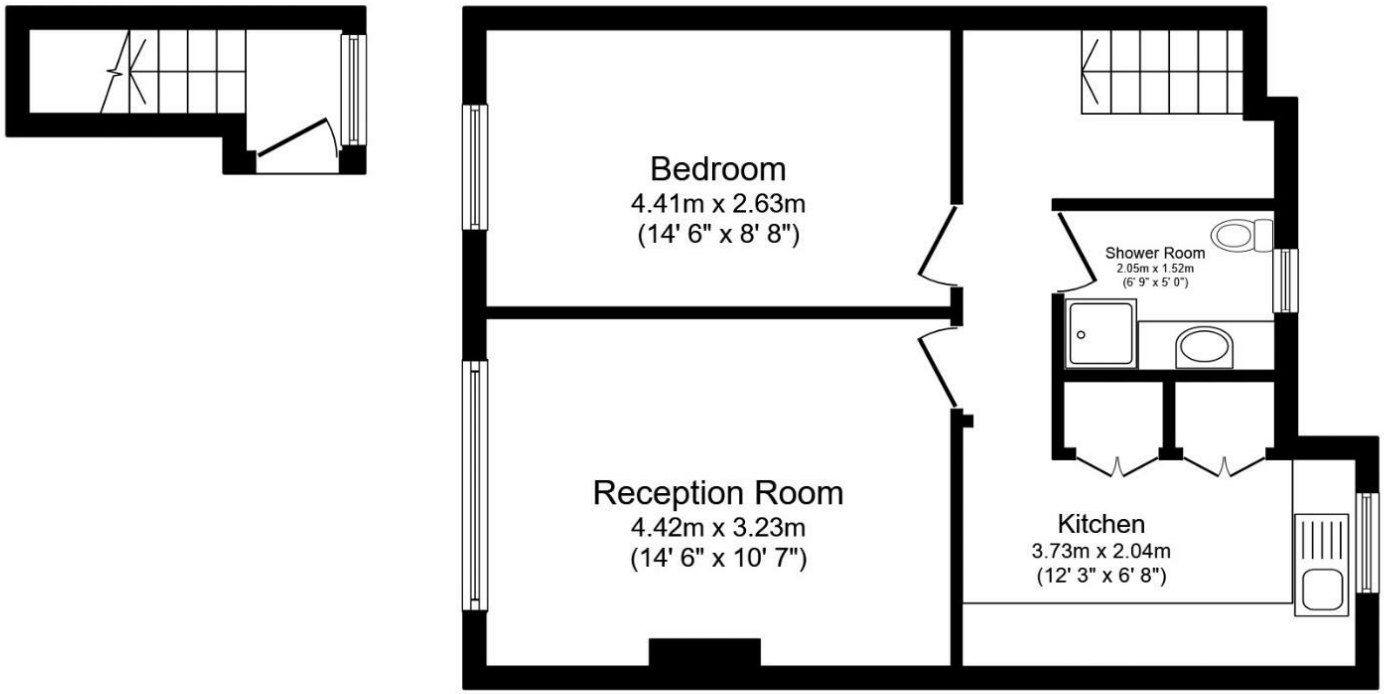








Council Tax: C



Total floor area 49.1 sq.m. (528 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

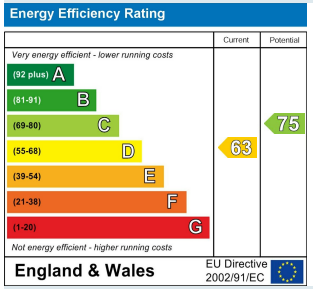
Viewing

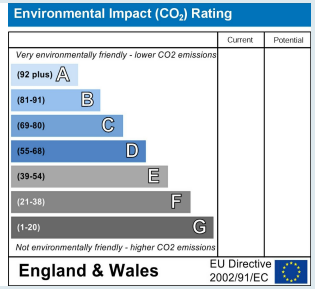
Please contact our Hunters Stanmore Office on 0203 667 1333 if you wish to arrange a viewing appointment for this property or require further information.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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