



## Mansell Road, Greenford, UB6 9EH

- Three Bedrooms
- No Chain
- Front & Rear Gardens
- Huge Potential to Extend (STPP)
- Amenities, Transport Links & Schools Nearby
- Terraced House
- Conservatory
- Blank Canvas
- Close Proximity to Greenford High Street
- EPC Rating: D

**Asking Price £550,000**

**HUNTERS®**  
HERE TO GET *you* THERE

# Mansell Road, Greenford, UB6 9EH

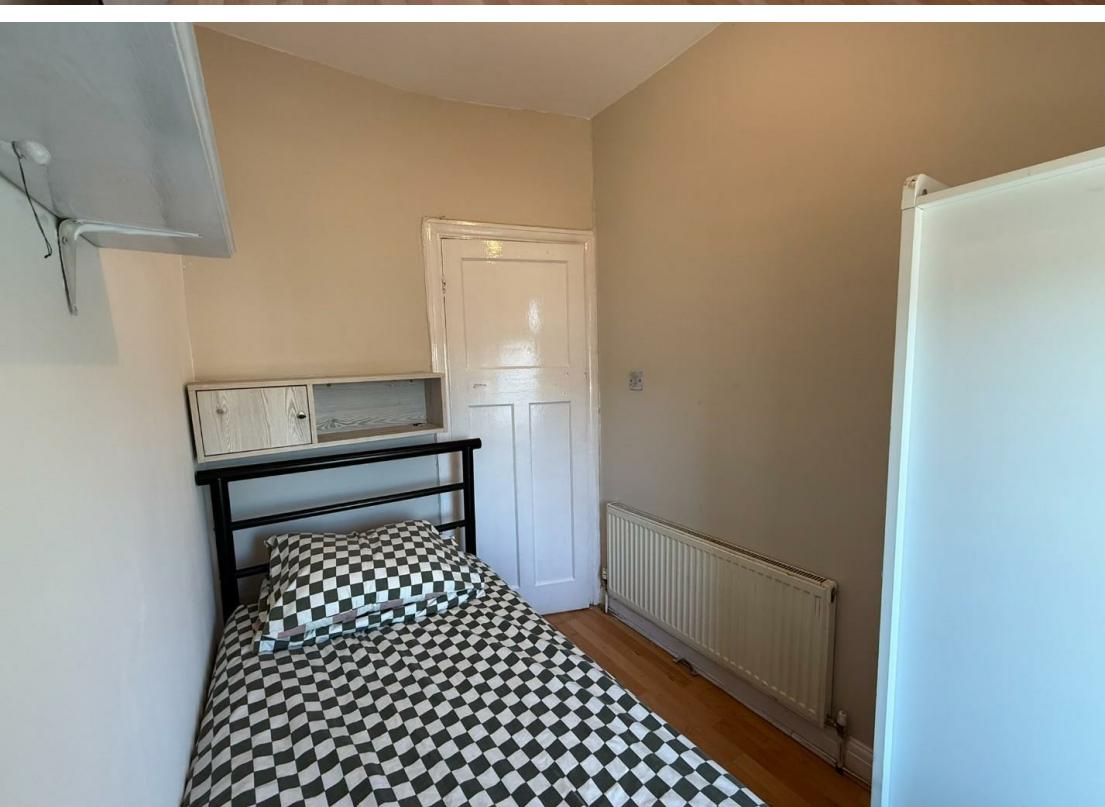
## DESCRIPTION

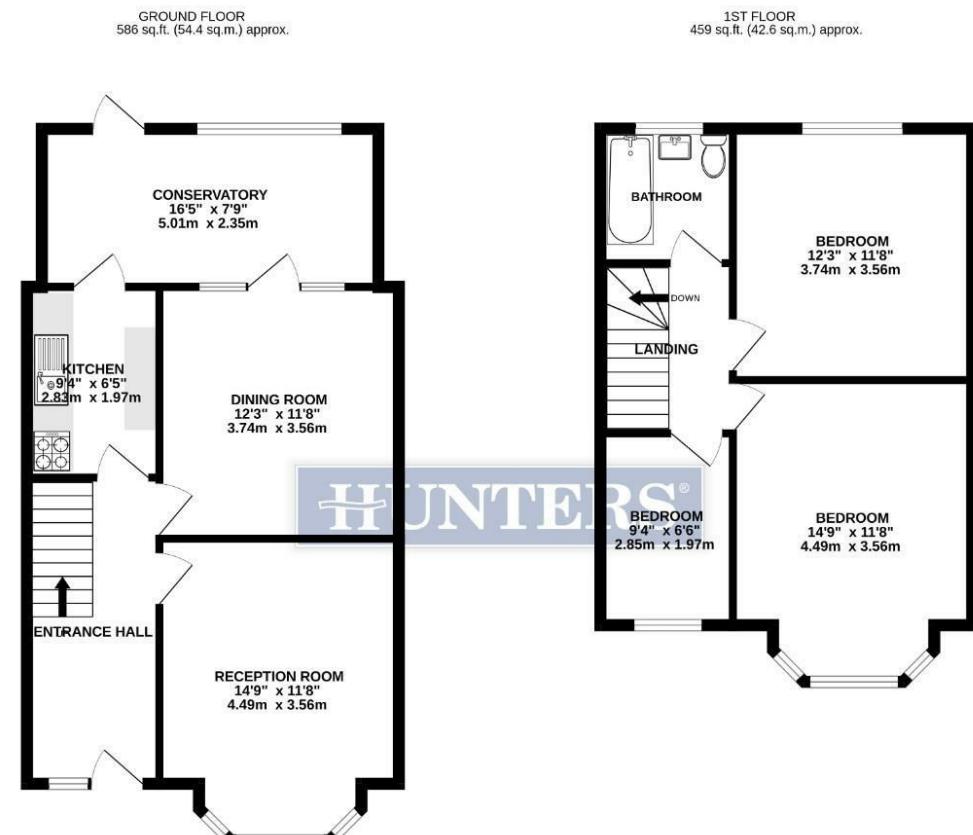
Situated on Mansell Road, Greenford is this brilliant opportunity to acquire a CHAIN FREE three bedroom terraced home being offered for sale as a BLANK CANVAS for its new owners. The property offers huge potential to extend and develop subject to planning permission and is a stones throw away from Greenfords prominent High Street.

The property comprises entrance hall, reception room, dining room, fitted kitchen, conservatory, three first floor bedrooms and bathroom suite. Outside, the property has front and rear gardens along with rear access via service road.

Being within close proximity to Greenford High Street you have access to local amenities, transport links, schools and much more.







### Viewings

Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.