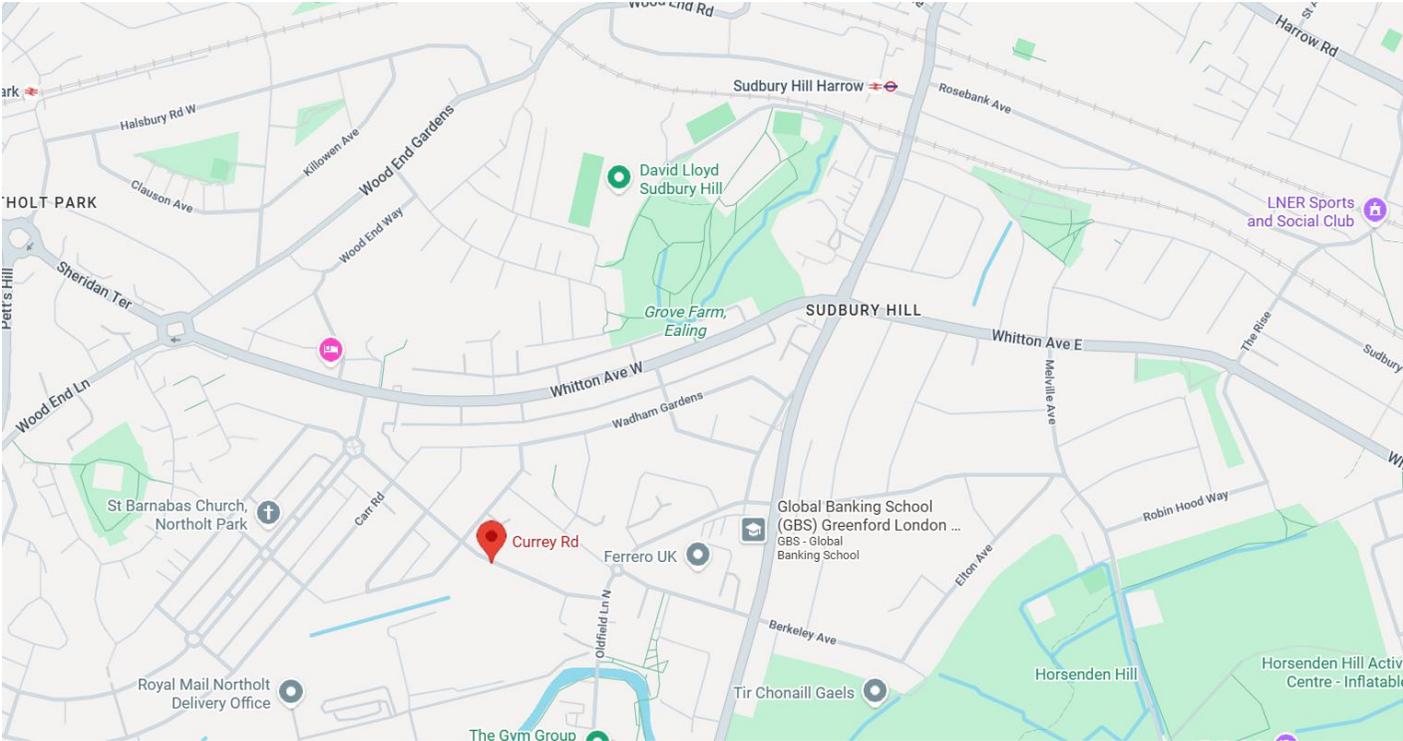HILTONS ESTATES

HILTONS ESTATES

A fantastic opportunity to acquire this three-bedroom semi-detached home on the ever-popular Currey Road in Greenford, UB6. Offering generous proportions and huge scope to extend and enhance (STPP), the property is ideal for families, developers or buyers looking to add value.
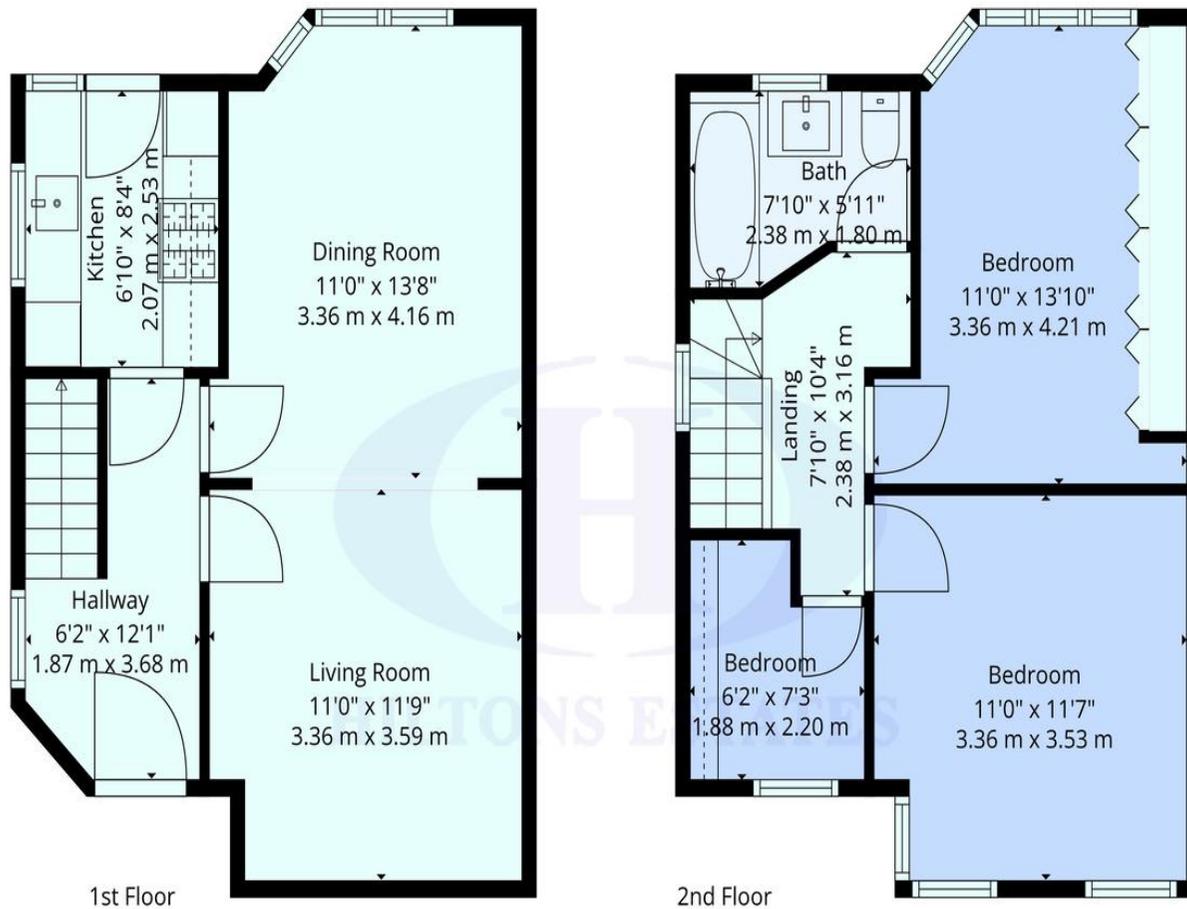
The ground floor provides a spacious lounge and fitted kitchen, while upstairs features two double bedrooms, a box room and a family bathroom. Externally, the home benefits from a private rear garden, shared driveway and garage.

Well positioned close to local schools, shops and transport links including Greenford Station and the A40, this is a superb chance to secure a home with outstanding potential in a sought-after residential setting.

Three-bedroom semi-detached house

Generous living room with excellent natural light

Separate fitted kitchen

Two large double bedrooms plus additional box room

First-floor family bathroom

1st Floor

Kitchen
6'10" x 8'4"
2.07 m x 2.53 m

Dining Room
11'0" x 13'8"
3.36 m x 4.16 m

Hallway
6'2" x 12'1"
1.87 m x 3.68 m

Living Room
11'0" x 11'9"
3.36 m x 3.59 m

2nd Floor

Bath
7'10" x 5'11"
2.38 m x 1.80 m

Bedroom
11'0" x 13'10"
3.36 m x 4.21 m

Landing
7'10" x 10'4"
2.38 m x 3.16 m

Bedroom
6'2" x 7'3"
1.88 m x 2.20 m

Bedroom
11'0" x 11'7"
3.36 m x 3.53 m

TOTAL: 817 sq. ft, 76 m2
1st floor: 407 sq. ft, 38 m2, 2nd floor: 410 sq. ft, 38 m2
EXCLUDED AREAS: WALLS: 74 sq. ft, 7 m2

loor Plans Are Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And Assessments

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.