



## Warwick Crescent UB4 8RQ

Available with NO UPPER CHAIN! This property is recommended for a great FTB or Buy-to Let Investment.

A 3 bedroom extended terraced house with a 70' approx rear garden, situated in a popular residential area near to a choice of schools, shopping parades and main bus route links for Hayes Town, Southall, Uxbridge and Northolt.

The property benefits from recent redecoration, new carpets and laminate wood flooring.

Accommodation briefly comprises entrance hall, lounge with dining area, downstairs shower room/toilet, full width kitchen extension to the rear. Upstairs has 3 bedrooms and outside has a large garden with garage space (STPP)+ forecourt parking for 2/3 cars.

## Accommodation

NO UPPER CHAIN!

3 Bedrooms

Full Width Kitchen  
Extension

Downstairs Shower Room

70' approx Rear Garden

Forecourt Parking 2/3 Cars

Garage space STPP

Great FTB or Buy to Let

## Ground Floor

**Entrance Hall.** - Stairs to landing, door to:-

**Lounge / Dining Room.** - 15' 1" x 11' 3" (4.6m x 3.43m)

Double glazed windows to front aspect, radiator, storage cupboard, archway to dining space and double doors to

reverse view -

**Downstair Shower Room** - Walk-in shower cubicle, hand wash basin, low level wc, heated towel rail, extractor fan.

**Kitchen / Diner Extension.** - 13' 1" x 10' 9" (4.01m x 3.3m)

Fitted wall, base & drawer units, single sink unit, 'range' cooker and extractor hood, space & plumbed for washing machine, American style fridge/freezer, wall mounted boiler, double glazed windows to rear aspect, double glazed sliding patio doors to garden.

Reverse View -

**Landing.** - Access to loft space.

**Bedroom 1.** - 14' 1" x 11' 1" (4.3m x 3.4m) Fitted wardrobes, radiator, double glazed windows to front aspect.

Reverse View -

**Bedroom 2.** - 9' 3" x 7' 3" (2.83m x 2.21m) Double glazed windows, radiator.

**Bedroom 3.** - 6' 7" x 6' 4" (2.01m x 1.94m) Double glazed windows to rear aspect, radiator.

**External.** - 70' rear garden with patio area leading to a large lawn.

Garage space (STPP).

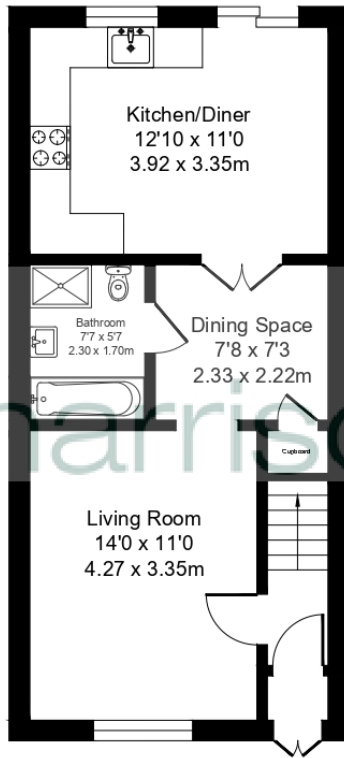
Forecourt parking to the front for 2/3 cars



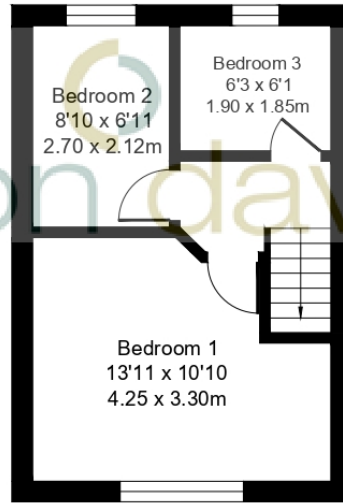




**Ground Floor**  
Approx. 44.9 sq meters (484.03 sq feet)



**First Floor**  
Approx. 29.5 sq meters (318.26 sq feet)



**Total Area Approx. 74.5 sq meters (802.29 sq feet)**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		