



20 Crossmead Avenue, Greenford, UB6 9TY

£585,000

**EVANS**  
& COMPANY

# Crossmead Avenue Greenford

- EXTENDED End Terraced House
- 3 Bedrooms
- Through Lounge
- Kitchen / Breakfast Room
- Off Street Parking
- Private Rear Garden
- Double Glazed
- Self Contained Annex
- Westridge Estate Location
- Downstairs Shower Room

Evans & Company are delighted to present this spacious EXTENDED 3 bedroom End Terraced House located on the popular residential road on the Westridge Estate. The property boasts a through lounge, kitchen/breakfast room, downstairs shower room, family bathroom as well as a self contained annex with kitchen & shower room. The property boasts off street parking and a well maintained rear garden with fish pond.

## Porch

Solid wood front door to



### Entrance Hall

Stained wood floors, wood stairs & ballustrades, radiator, doors to

### Lounge / Diner

23'5" x 12'2" (7.15 x 3.71)

Double glazed bay window to front, wood floors, feature open fireplace, fitted cabinets, radiator, power points, open plan to

### Kitchen / Breakfast Room

17'0" x 9'11" (5.19 x 3.03)

Oak panelled eye and base level storage units, roll edge work surfaces, integrated dishwasher, -4 ring gas hob inset into work surface with overhead extractor hood, built in electric oven, space and plumbing for washing machine, double bowl sink unit, tiled walls, power points, cupboard housing hot water tank & boiler, wood stained floors, double glazed windows and double doors to rear garden

### Shower Room

Fully tiled shower, cubicle pedestal, wash, hand basin, low-level WC, fully tiled walls and floors, chrome heated towel rail.

### Stairs to First Floor

Double glazed window to side, access hatch to loft, doors to

### Bedroom 1

13'10" x 10'7" (4.22 x 3.24)

Double glazed bay window to front, radiator, fitted wardrobes and cupboards, wood flooring, power points.

### Bedroom 2

13'7" x 8'7" (4.16 x 2.63)

Double glazed bay window to rear, full-length fitted

wardrobes, built in dressing table with drawers, radiator, power points, wood flooring.

### Bedroom 3

8'3" x 7'0" (2.52 x 2.15)

Double glazed window to front, radiator, wood flooring, fitted eye level cupboards

### Bathroom

Panel enclosed bath with mixer taps and shower attachment, vanity unit wash, handbasin, close couple WC, heated towel rail, tiled walls, wood flooring, double glazed windows to rear.

### Front

Off street parking enclosed by brick wall and panel fencing, side access to rear.

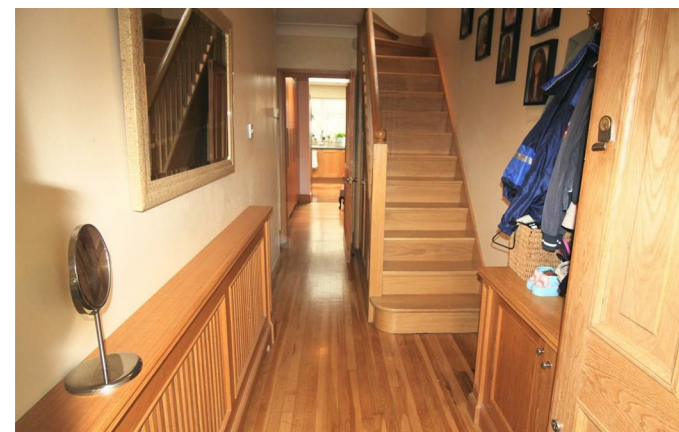
### Rear Garden

Covered paved patio area, leading to lawn area, covered fishpond, enclosed by brick wall, surrounded by a variety of flowers and shrubs, paved pathway leading to storage.

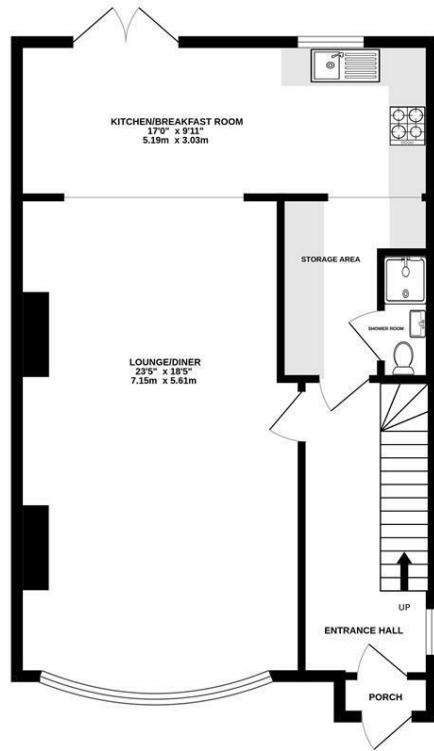
### Self Contained Annex

14'9" x 12'9" (4.51 x 3.90)

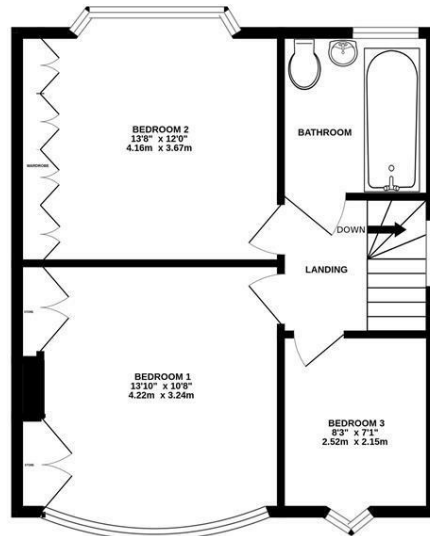
Open plan studio room, kitchen area with eye and base level storage units, built in electric oven and 4 ring Induction hob, single drainer sink unit, power points, wood flooring, TV point, Internet Point, inset ceiling spotlights, door to Ensuite Shower Room with fully tiled Shower Cubicle, low level wc, wash hand basin



**GROUND FLOOR**  
601 sq.ft. (55.8 sq.m.) approx.



**1ST FLOOR**  
432 sq.ft. (40.1 sq.m.) approx.



**TOTAL FLOOR AREA: 1032 sq.ft. (95.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	