



153 Ferrymead Avenue, Greenford, UB6 9TW

Offers In Excess Of £500,000

EVANS
& COMPANY

Ferrymead Avenue Greenford

- Westridge Estate Location
- 3 Bedrooms
- 2 Reception Rooms
- Modern Kitchen
- Built in Oven & Hob
- Off Street Parking
- Private Rear Garden

Evans & Company are pleased to present this spacious 3 bedroom terraced house with plenty of potential, the property is located on the popular Westridge Estate with easy access to local schools and shopping facilities.

Covered Entrance

FRONT DOOR TO

Entrance Hall

Stairs to First Floor, doors to

Front Reception

13'5" x 11'10" (4.09 x 3.63)

Double glazed bay window to front, radiator, power points, wood floors

Rear Reception Room

13'8" x 10'5" (4.19 x 3.20)

Double glazed double doors to rear garden, radiator, power points



Kitchen

8'3" x 6'9" (2.54 x 2.08)

Eye and base level storage units, work surfaces, built in electric oven with 4 ring gas hob inset into work surface, space and plumbing for washing machine, space for fridge / freezer, power points, double glazed window and door to rear garden

Stairs to First Floor

Doors to

Bedroom 1

13'5" x 8'5" (4.11 x 2.59)

Double glazed bay window to front, radiator, built in wardrobes, power points

Bedroom 2

13'5" x 8'5" (4.11 x 2.59)

Full length fitted wardrobe, double glazed window to rear, power points

Bedroom 3

8'0" x 6'11" (2.44 x 2.11)

Double glazed window to front, radiator, power points

Bathroom

Tile enclosed bath with mixer taps and shower, wash hand basin, field walls, double glazed window to rear

Seperate WC

Low Level wc, double glazed window to rear

Outside

Front

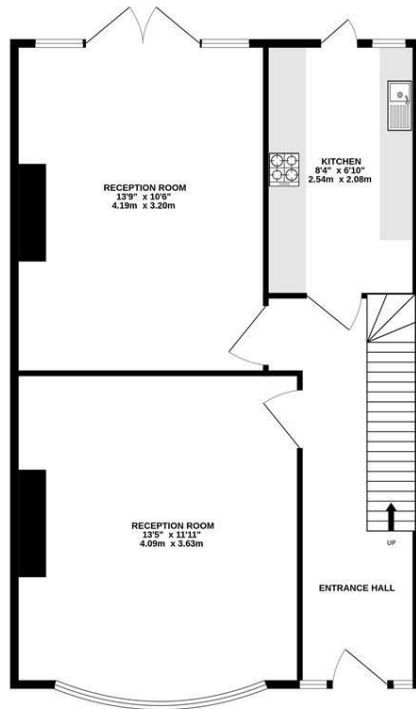
Paved area providing off street parking for 2 cars

Rear

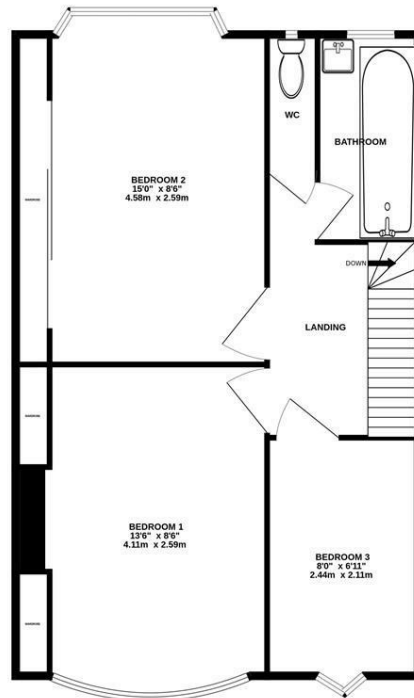
Paved patio area leading to lawned area enclosed by fencing, rear access via shared drive



GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq.ft. (88.0 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			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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