



30 Eastmead Avenue, Greenford, UB6 9RB

£550,000

**EVANS**  
& COMPANY



## Eastmead Avenue Greenford

- Detached Chalet Style Bungalow
- 4 Bedrooms
- Double Glazed
- Gas Central Heating
- Off Street Parking for 2 Cars +
- Large Paved Patio
- 4 Piece Bathroom Suite
- No Upper Chain

Evans & Company are delighted to offer this spacious 4 bedroom detached bungalow located on the popular Westridge Estate. The property boasts 2 bedrooms on the ground floor and 2 bedrooms (one with ensuite) on the first floor. The property offers off street parking and a good size rear garden.

### Porch

Front door to

### Entrance Hall

doors to

### Bedroom 1

14'2" x 11'10" (4.33 x 3.61)

Double glazed window to front, radiator, range of fitted wardrobes and drawers





### Bedroom 2

13'0" x 4'8" (3.97 x 1.43)  
Double glazed window to front, radiator

### Bathroom

Fully tiled shower cubicle, panel enclosed bath, wash hand basin, wc, tiled walls

### Kitchen

18'8" x 8'0" (5.70 x 2.44)  
Double glazier window to rear and side, eye and base level storage units, built in oven & hob, space and plumbing for washing machine and dishwasher, tiled walls, space for fridge/freezer, sink unit, double glazed door to side, door to

### Lounge

26'2" x 11'8" (7.98 x 3.58)  
Double glazed double doors to rear garden, radiator, stairs to first floor

### First Floor Landing

doors to

### Bedroom 3

12'0" x 10'4" (3.66 x 3.15)  
Double glazed vellum window, door to

### En Suite Shower Room

Tiled shower cubicle, wc, wash hand basin, tiled walls

### Bedroom 4

12'3" x 10'4" (3.74 x 3.15)  
Double glazed vellum window, door to

### Boiler Room / Loft Space

wall mounted gas fired boiler,

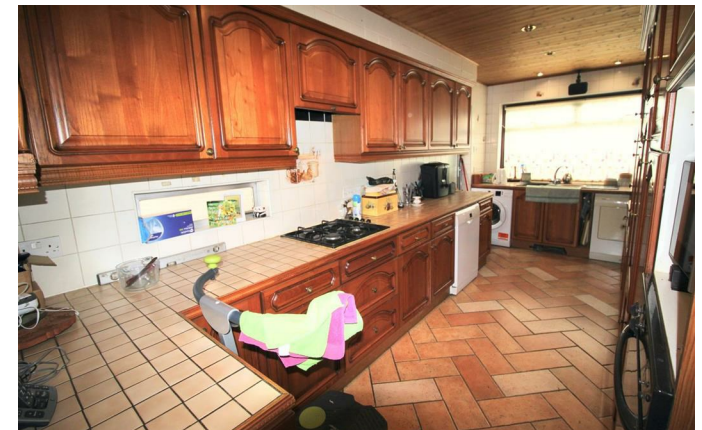
### Outside

### Front

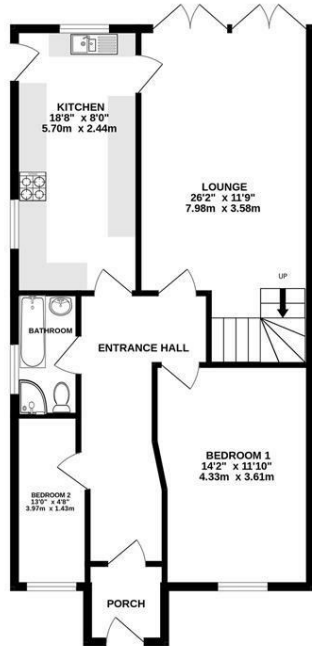
Off street parking for min 2 cars, side access to

### Rear

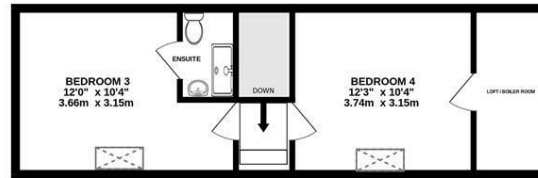
Paved patio area with steps leading to lawned area



GROUND FLOOR  
941 sq.ft. (87.4 sq.m.) approx.

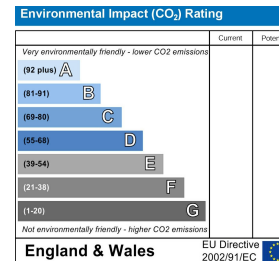
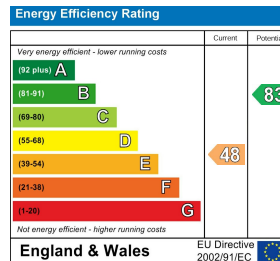


1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 1259 sq.ft. (117.0 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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