



24a Queens Avenue, Greenford, Middlesex, UB6 9BX

£395,000

**EVANS**  
& COMPANY

# Queens Avenue Greenford

- Leasehold Split Level Maisonette
- 3 Bedrooms
- Modern Bathroom & Ensuite Shower Room
- Double Glazing
- Gas Central Heating
- Modern Kitchen
- Integrated Fridge/Freezer
- Integrated Dishwasher
- Built in Oven & Hob
- Private Enclosed Rear Garden

Evans & Company are pleased to offer this unique spacious and well presented 3 bedroom split level maisonette. The property boasts an en suite shower room to the top floor bedroom, modern fitted kitchen with integrated fridge/freezer,, dishwasher and built in oven and hob. Features inclined underfloor heating to the kitchen and top floor, double glazed windows and well maintained private rear garden. Viewing Highly recommended



## EVANS & COMPANY MORTGAGE SERVICES

Having recently registered with our sales office for properties did you know we also offer a fully independent mortgage service?

We aim to ensure we are providing the most competitive mortgage packages available at all times and as such will continue to look for new options for you to consider. The market is constantly changing with new schemes appearing all the time making it ever more important to ensure you are benefiting from independent advice.

Whilst you have not yet found a property to buy it would clearly be beneficial to have your arrangements in place for when a suitable property is found. In our experience too many people leave themselves the problem of sorting out their financial arrangements to the last minute and consequently do not have the time to consider all the options available.

Please contact our Mortgage Consultant Colin Livingstone at your earliest convenience to find out about the many competitive schemes we have available.

We may charge a fee for arranging your mortgage - a typical fee is £250.00

Your home may be repossessed if you do not keep up repayments on your mortgage.

### Double glazed Front Door to

Stairs to first floor landing area, doors to

### LOUNGE

11'11" x 11'7" (3.64 x 3.54)

Double glazed windows to rear, wood flooring radiator, power points, leading to

### KITCHEN

9'6" x 7'1" (2.90 x 2.16)

Modern range of eye and base level storage units single drainer sink unit, built in electric oven, 4 ring gas hob insert into work surface, overhead extractor hood, glass splash backs, integrated fridge freezer, integrated

dishwasher, wood flooring, double glazed window to side, double glazed door to rear leading onto small decking area with stairs down to rear garden.

### BEDROOM 2

10'10" x 9'10" (3.32 x 3.01)

Double glazed window to front, radiator, power points, built in double wardrobe with soft touch closing doors with flooring.

### BEDROOM 3

8'11" x 7'6" (2.72 x 2.29)

Double glazed windows to front, radiator, power points, Wood flooring, built in wardrobe.

### BATHROOM

Refitted white bathroom suite consisting of tile enclosed bath with mixer tap and shower attachment additional shower control and overhead showerhead, suspended vanity unit wash handbasin, low-level WC, fully tiled walls, insect ceiling spotlights, double glazed window to rear, chrome heated towel rail.

### Stairs to Second Floor

Door to

### Bedroom 1

13'10" x 10'2" (4.23 x 3.10)

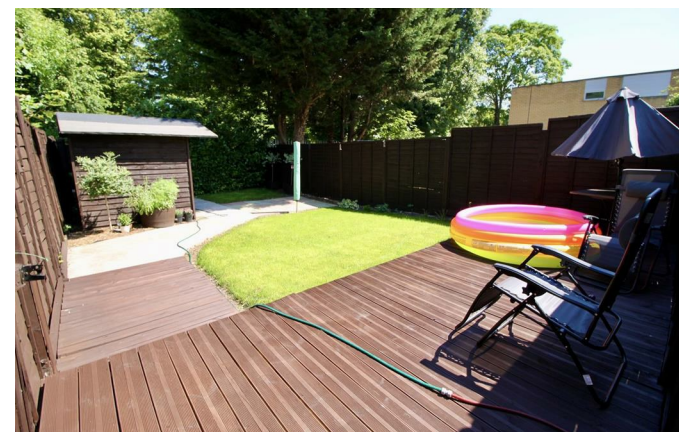
Sloped ceilings, double glazed skylights, wood flooring, recess with hanging space, opening to

### En Suite shower

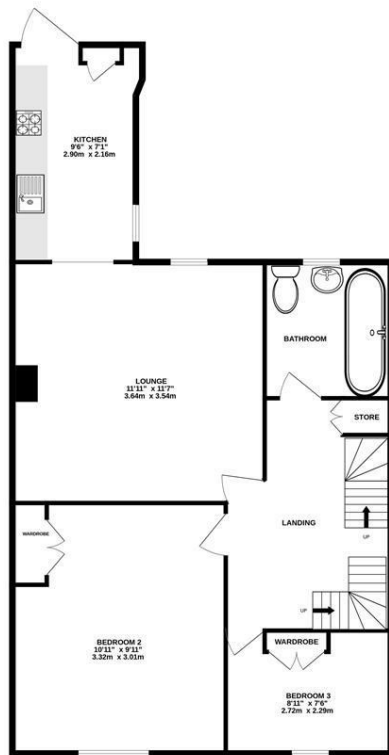
Walk in cubicle with tiled floor, wash hand basin, close coupled WC, insect ceiling spotlights.

### REAR GARDEN

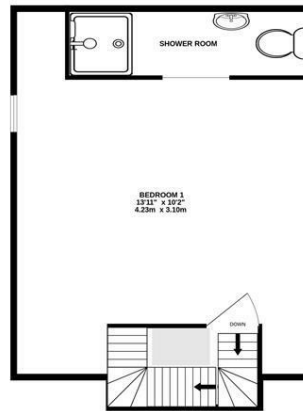
Fully enclosed area with decking leading to lawned area, hardstanding for shed.



GROUND FLOOR



1ST FLOOR



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 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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55 The Broadway, Greenford, Middlesex, UB6 9PN  
020 8575 7722  
enquiries@evanson-line.com  
www.altosoftware.co.uk

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		60	75
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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		53	75
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	