



**158 Hill Rise  
Greenford, UB6 8PF**

**£520,000**

Evans & Company are pleased to present this 3 bedroom semi detached house located within walking distance of Greenford Tube (Central Line) as well as immediate access to the A40. The property is offered with no upper chain and boasts features that include a garage, off street parking for up to 3 cars, double glazed windows and gas central heating.



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## Front Door To

### Entrance Hall

5'7" x 5'6" (1.71 x 1.68)

Stairs to first floor, laminate flooring, door to

### Through Lounge

22'11" x 11'0" (6.99 x 3.36)

Double glazed windows to Front, radiators, plug sockets, laminate floors, under stairs storage, double glazed sliding door to rear, door to

### Kitchen

9'10" x 7'10" (3 x 2.4)



Eye and base level storage cupboards, single drainer stainless steel sink unit with mixer tap, four ring electric hob, electric oven, extractor fan, plug sockets, inset spotlights, space and plumbing for washing machine, space for fridge freezer, laminate flooring, double glazed window to rear

### Garden

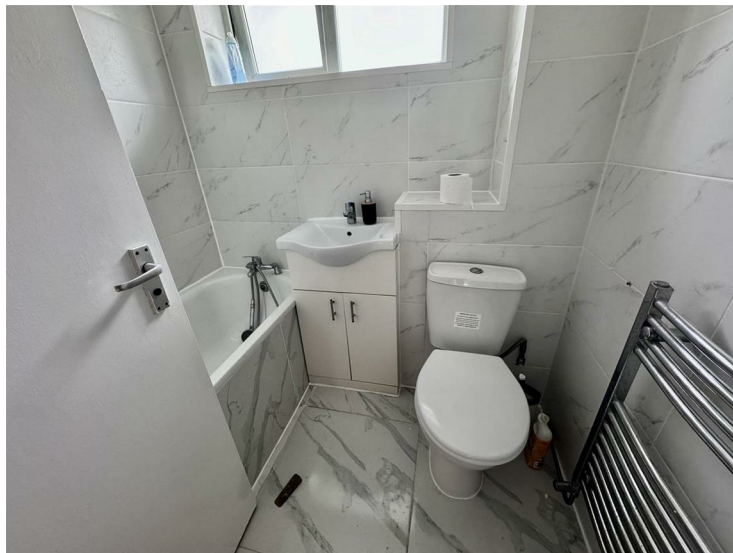
Concrete patio area leading to lawn area, access from the side

### Stairs To First Floor Landing

Carpet flooring, door to bathroom, door to bedroom 1, door to storage cupboard, door to bedroom 2, door to bedroom 3

## Bathroom

6'4" x 5'6" (1.95 x 1.68)



Fully tiled walls and floors, panel enclosed bath with mixer tap, vanity sink unit with mixer taps, bath, low level WC, chrome heated towel rail, built in storage cupboard, double glazed window to rear

## Bedroom 2

11'6" x 10'0" (3.51 x 3.05)



Radiator, carpet flooring, plug sockets, double glazed window to rear

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## Bedroom 1

11'3" x 10'11" (3.43 x 3.35)



Double glazed window to front, radiator, plug socket, carpet flooring

## Bedroom 3

8'2" x 6'10" (2.5 x 2.1)



Double glazed window to front, radiator, plug socket

## Front

Lawn area, own drive providing off street parking for 3 cars, leading to

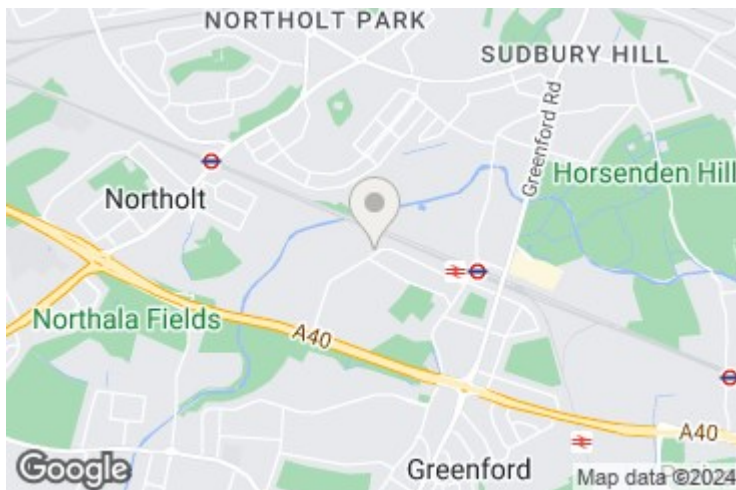
## Garage

With up and over door, light & power

## Rear

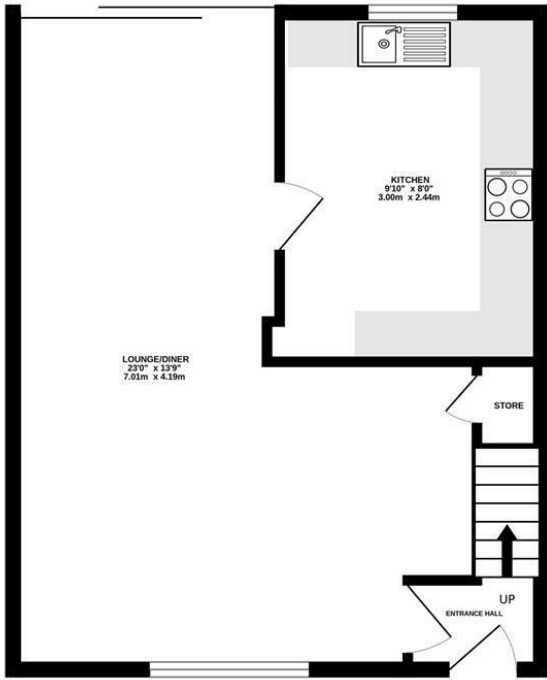


Concrete patio area leading to lawned area

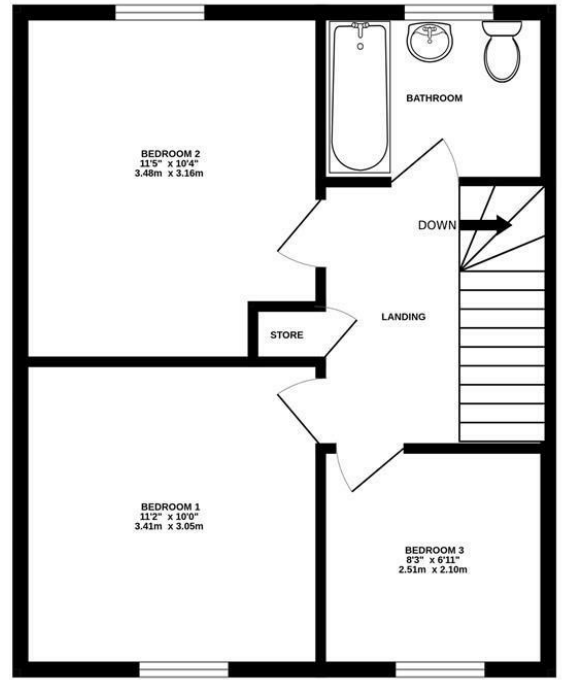




**GROUND FLOOR**  
393 sq.ft. (36.5 sq.m.) approx.



**1ST FLOOR**  
393 sq.ft. (36.5 sq.m.) approx.



**TOTAL FLOOR AREA : 786 sq.ft. (73.0 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) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		67	
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	