



55 Marnham Crescent, Greenford, UB6 9SW

Asking Price £480,000

EVANS
& COMPANY

Marnham Crescent Greenford

- End Terraced House
- 2 Bedrooms
- Double Glazed Windows
- Large Rear Garden
- Gas Central Heating
- Off Street Parking for 2 Cars
- 2 Reception Rooms
- Westridge Estate

Evans & Company are pleased to present this spacious 2 bedroom Semi Detached House located on the popular Westridge Area. The property boasts 2 double bedrooms, 2 separate reception rooms, large rear garden, Off street parking for 2 car, double glazing and gas central heating

Covered Entrance
Pathway to front door

Entrance Hall
Stairs to first floor, radiator, storage cupboard, doors to



Kitchen

9'8" x 9'3" (2.95 x 2.84)

Eye and base level storage units, space for fridge freezer, space for electric cooker, single drainer one and a half bowl sink unit with mixer taps, space and plumbing for washing machine, tiled walls, double glazed window and door to rear garden, door to

Rear Reception

9'11" x 8'10" (3.03 x 2.71)

Double glazed window to rear, radiator, power points, radiator

Front Reception

13'6" x 11'6" (4.12 x 3.52)

Double glazed windows, coal effect electric fire, power points, radiator .

Stairs to First Floor

Cupboard housing boiler, doors, to

Bedroom 1

13'5" x 11'6" (4.10 x 3.53)

Double glazed window to front, radiator, Power Point, fitted wardrobes.

Bedroom 2

13'7" x 7'3" (4.15 x 2.23)

Double glazed window to rear, Radiator, Power Point

Bathroom

Panel enclosed bath with fixed shower screen, wall mounted electric Triton shower, vanity unit wash handbasin, double glazed window to rear, fully tiled walls, radiator.

WC

Low level WC, radiator, double glazed window to side, half tiled walls.

Outside

Front

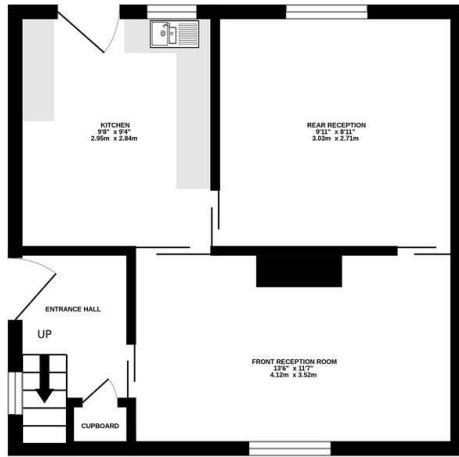
Off street parking for two cars, garden with shrub and flower borders side access

Rear

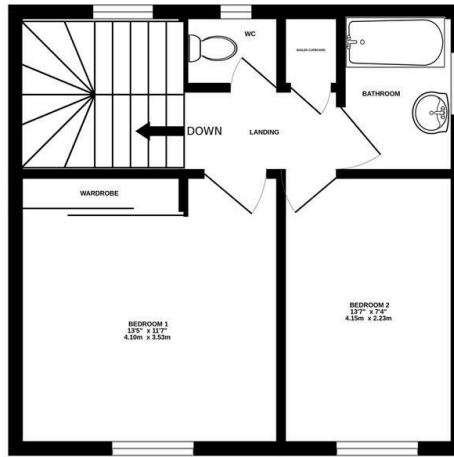
Lawned area hardstanding for brick built and timber shed, pathway leading to greenhouse and vegetable garden further lawned area fully enclosed by panel fencing



GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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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