



117 Hurley Road, Greenford, UB6 9HB

£575,000

EVANS
& COMPANY

Hurley Road Greenford

- Immaculate Terraced House
- 3 Bedrooms
- Through Lounge
- Off Street parking for 2 Cars
- Garage
- Loft Room with En Suite Shower Room
- Modern Kitchen

Evans & Company are pleased to offer this spacious 3 Bedroom Terraced House presented in very good condition throughout, the property boasts a Modern Fitted Kitchen with built in Oven and Hob, Double Glazed Windows, Gas Central Heating, a well stocked secluded rear garden and Double Garage and Off Street Parking for 2 cars.

Covered Entrance

Double glazed front door to

Entrance Hall

Stairs to first floor, under stairs storage cupboard, radiator, wood flooring, leading into:-



Lounge / Diner

Double glazed bay window to front and double glazed double doors to rear garden, wooden floor, radiators, power points, TV point, telephone point,

Kitchen

Modern Fitted White Eye and Base Level storage units, roll edge work surfaces, single drainer white sink unit with mixer taps, tiled floor, space for fridge / freezer, space and plumbing for washing machine, power points, inset ceiling spotlights, double glazed window and door to rear garden, built in electric oven with 4 ring hob inset into work surface, overhead extractor hood:-

Stairs to First Floor

Stairs to loft room, doors to

Bedroom 1

Double glazed bay window to front, radiator, power points:-

Bedroom 2

Double glazed window to rear, built in double wardrobe housing hot water tank, laminate wood floor, radiator, power points:

Bedroom 3

Double glazed window to front, radiator, laminate wood floor, power points:-

Bathroom

Modern White suite comprising panel enclosed bath with mixer taps and shower attachment, low level wc, pedestal wash hand basin, fully tiled walls and floor, double glazed window to rear, radiator

Stairs to Second Floor

Loft Room

14'3" x 13'1" (4.35 x 4.00)

Double glazed Velux windows, laminate floor, cupboard housing gas fired boiler, archway to

En-suite Shower Room

Fully tiled shower cubicle, wash hand basin, low level wc.

Outside

Front

Hardstanding providing off street parking for 2 cars

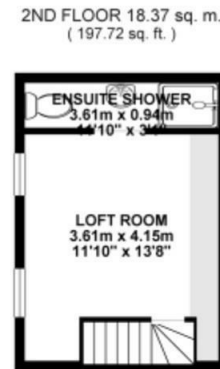
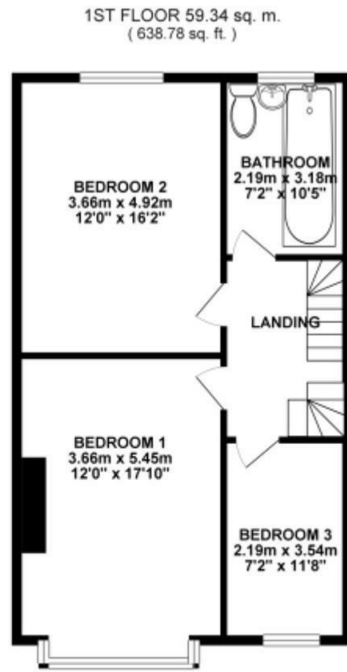
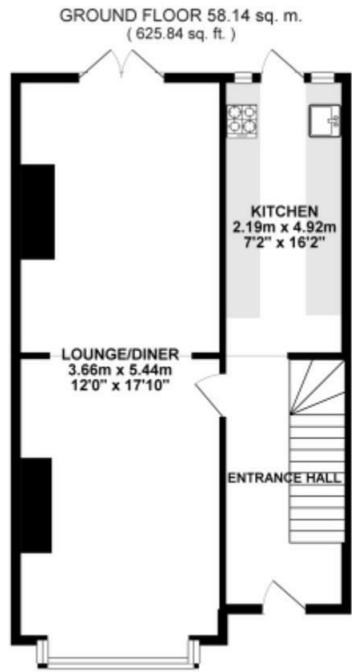
Rear

Paved patio leading to lawned area surrounded by tree and shrub borders enclosed by panel fencing, pathway to:-

Double Garage

With access from rear via secure shared drive





TOTAL FLOOR AREA: 135.86 sq. m. (1462.33 sq. ft.) 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			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(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			
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(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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