



66F Eastmead Avenue, Greenford, UB6 9RF

£575,000

EVANS
& COMPANY

Eastmead Avenue Greenford

- EXTENDED End Terraced House
- 3 Double Bedrooms
- Off Street Parking for 2 Cars
- Garage
- Double Glazed
- Gas Central Heating
- Kitchen / Breakfast Room
- Private Rear Garden
- Walking Distance of Schools, Shops and Transport Links
- Westridge Location



Welcome to this charming property located on Eastmead Avenue in the sought-after area of Greenford. This extended end terraced house boasts a spacious layout with one reception room, ideal for entertaining guests or relaxing with family.

With three double bedrooms, this property offers ample space for a growing family or those in need of a home office or guest room.

Situated on a popular street, this house features off-street parking for two cars, a rare find in this bustling neighbourhood. Additionally, the garage provides extra storage.

Benefiting from double glazing and gas central heating, this property ensures warmth and energy efficiency throughout the year. Don't miss the opportunity to make this house your home and enjoy the comfort and convenience it has to offer.

Double Glazed Porch

Fully tiled floor, doors to

Integral Garage

12'0" x 7'1" (3.67 x 2.18)

Currently boarded and used for storage.

Entrance Hall

Single radiator, door to

Downstairs Shower Room

Full tiled shower cubicle, wall mounted electric shower unit, vanity unit wash hand basin, chrome heated towel rail, low level WC, fully to walls, fully tiled floors.

Reception 1

11'7" x 8'6" (3.54 x 2.60)

Double glazed window to front, radiator, PowerPoint.

Reception 2

20'2" x 16'9" (6.16 x 5.13)

Stairs to 1st floor, radiators, PowerPoint, TV point, built in

under stairs storage cupboard, double glazed window and sliding doors to

Kitchen / Breakfast Room

19'1" x 9'0" (5.83 x 2.75)

Modern range of eye and base level storage units, space and plumbing for washing machine, integrated dishwasher, single drainer stainless steel sink unit with mixer taps, built-in electric oven, 5 ring gas hob inset into work surface with overhead extractor hood, fully tiled floors, tiled walls, space for fridge freezer, PowerPoint, radiator, double glazed window and sliding door to rear garden

Stairs to first Floor

Built-in storage cupboard housing gas fired boiler, doors to

Bedroom 1

13'1" x 10'2" (4.00 x 3.10)

Double glazed window to rear, radiator, laminate wood floor, fitted wardrobes with mirrored sliding doors, PowerPoint.

Bedroom 2

13'1" x 9'7" (4.00 x 2.94)

Double glazed window to rear, radiator, laminate wood floor, PowerPoint.

Bedroom 3

12'11" x 9'3" (3.96 x 2.82)

Double glazed window to front, radiator, PowerPoint.

Bathroom

Panel enclosed bath with mixer taps and wall mounted mains shower control, low level WC, vanity unit wash hand basin, chrome heated towel rail, double glazed window to front, fully tiled walls, fully tiled floors.

Outside

Front

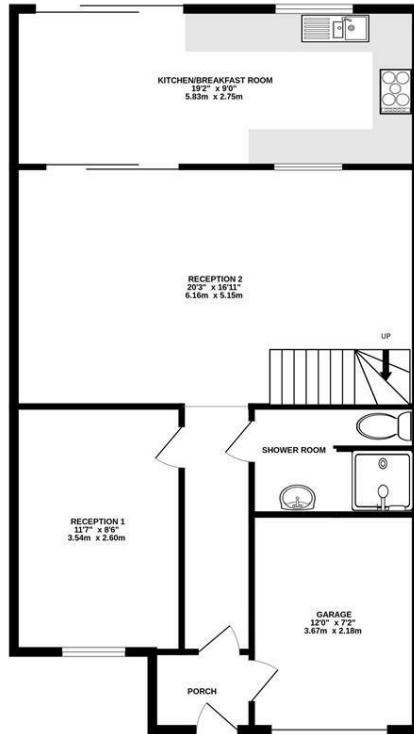
Off street parking for two cars, side access to

Rear

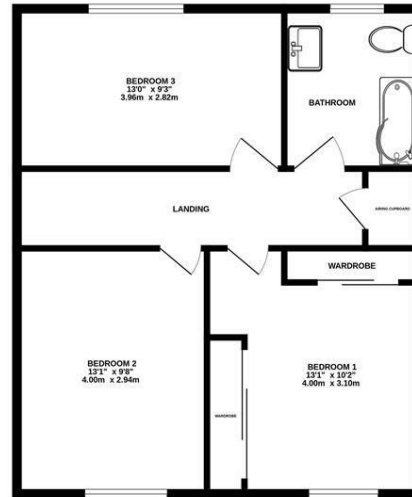
Paved patio area leading to lawn area, rear hardstanding for shed, enclosed by panel fencing



GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.

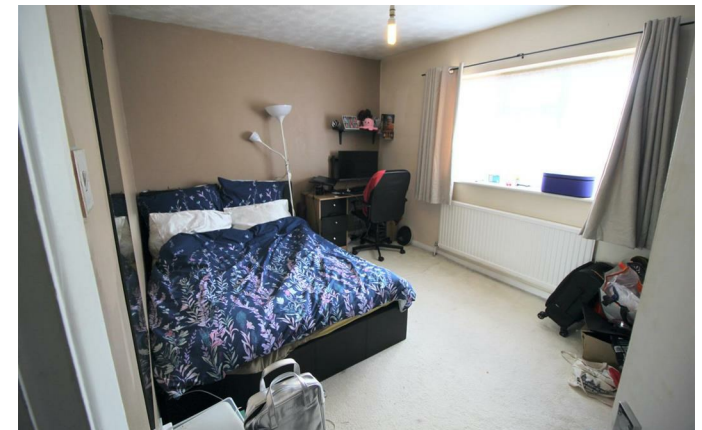


TOTAL FLOOR AREA : 1264 sq.ft. (117.4 sq.m.) approx.

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)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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