



29 Community Road, Greenford, UB6 8XF

£425,000

**EVANS**  
& COMPANY

# Community Road Greenford

- 3 Bedroom Maisonette
- Modern Kitchen
- Double Glazed
- Gas Central Heating
- Large Private Rear Garden with Brick Built BBQ Area
- Walking distance of Greenford Tube Station
- Catchment area for School
- Lounge / Dining Area



Welcome to this charming 3-bedroom maisonette located in Greenford. This property boasts a spacious reception room, ideal for entertaining guests or relaxing with family.

The maisonette features three well-proportioned bedrooms, offering ample space for a growing family or those in need of a home office. The modern refitted kitchen is perfect for whipping up delicious meals and enjoying quality time with loved ones.

One of the highlights of this property is its convenient location within walking distance of Greenford Tube station, making commuting a breeze. Additionally, the double-glazed windows ensure a peaceful atmosphere inside the home.

Step outside to discover the larger, well-stocked rear garden, providing a tranquil escape from the hustle and bustle of daily life. Whether you're a keen gardener or simply enjoy al fresco dining, this outdoor space offers endless possibilities for relaxation and recreation.

Don't miss out on the opportunity to make this lovely maisonette your new home. Contact us today to arrange a viewing and experience the charm of Community Road for yourself.

### Covered Entrance

Outside storage cupboard housing meters, double glazed front door to

### Entrance Hall

Laminate wood floor, radiator, doors to

### Downstairs WC

Low level wc, wash hand basin, radiator

### Lounge Area

11'4" x 10'9" (3.46 x 3.30)

Double glazed window to front, laminate floors, radiator

### Dining Area

13'9" x 7'4" (4.21 x 2.26)

Double glazed window to rear, radiator, power points

### Kitchen

12'3" x 11'9" (3.74 x 3.59)

Modern range of eye and base level storage units, built in electric oven, 4 ring induction hob inset into work surface, overhead extractor hood, Space for fridge/freezer, wall mounted gas fired boiler, sink with mixer taps, space and plumbing of washing machine, radiator, built in cupboard, double glazed windows and door to rear garden.

### Stairs to First Floor

Built in storage cupboards, Doors to

### Bedroom 1

12'9" x 11'5" (3.89 x 3.48)

Double glazed window to front, radiator, laminate floor, PowerPoint. built in cupboard

### Bedroom 2

12'8" x 9'6" (3.88 x 2.92)

Double glazed window to rear, radiator, laminate, wood floor, built-in wardrobe PowerPoint.

### Bedroom 3

8'9" x 7'3" (2.67 x 2.22)

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

### Bathroom

Panel enclosed bath with mixer taps and shower attachment, low level WC, wash hand basin, tiled walls and floor, double glazed window to rear, radiator

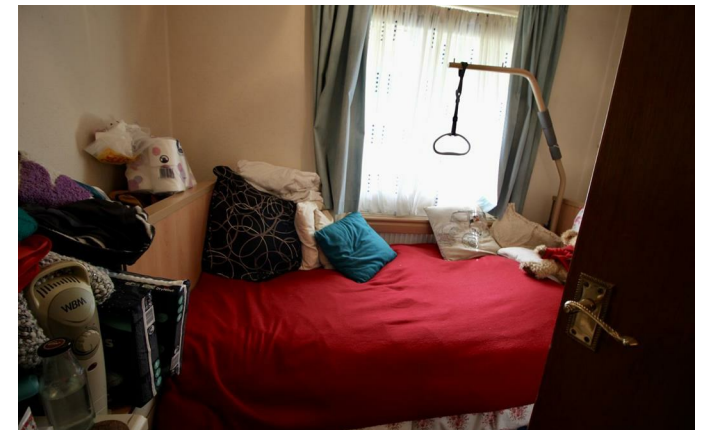
### Outside

#### Front

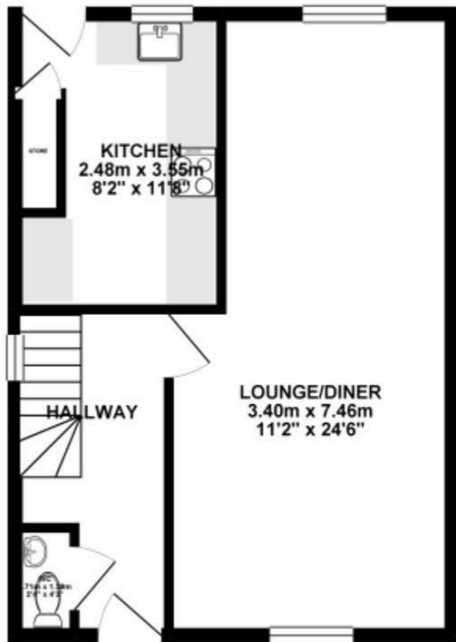
Full enclosed lawn area with flower and shrubs, side access to

#### Rear

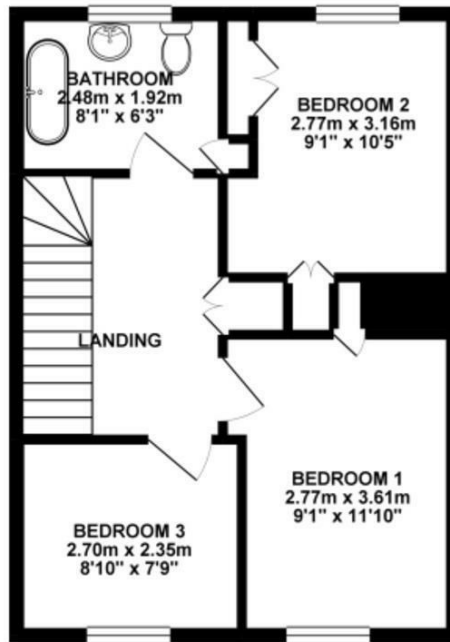
Patio area, leading to area mainly to lawn, surrounded by variety of tree and shrub borders, leading to covered brick built barbecue area with additional area for seating, side lean to providing additional covered storage, fully enclosed by Fencing



GROUND FLOOR 43.67 sq. m.  
( 470.06 sq. ft. )



1ST FLOOR 43.67 sq. m.  
( 470.06 sq. ft. )



TOTAL FLOOR AREA: 87.34 sq. m. ( 940.12 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			
(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	69	76

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

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