



**38 Wedmore Road
Greenford, UB6 8SB**

£595,000

Located in a popular residential area that provides access to Greenford Broadway, the A40 and Greenford Tube Evans & Company are pleased to present this extended 3 bedroom semi detached family home. The house boasts off street parking, 3 reception rooms, 3 bedrooms and a well maintained stocked garden

38 Wedmore Road, Greenford, UB6 8SB

Porch

Front door to

Entrance Hall

Window to side, radiator,

WC

Low level wc, wall mounted wash hand basin, window to side

Lounge

18'9" x 10'10" (5.74 x 3.32)



Leaded light bay window to front, radiators, power, points, TV point, opening to

Dining Room

13'1" x 9'11" (3.99 x 3.03)



Sliding door to rear garden, radiator, power points.

Kitchen

13'2" x 8'3" (4.02 x 2.54)



Eye and base level storage units, electric cooker point, 1 1/2 bowl sink unit, space and plumbing for washing machine, tiled splashback's, space for fridge, freezer, radiator, power points, door to

Laundry / Games Room

23'3" x 10'0" (7.10 x 3.05)



Fitted unit with storage, wall mounted gas heater, window and double glazed sliding door to rear garden.

Stairs to First Floor

Leaded light window to side, over stairs, cupboard, housing, hot water tank, access hatch to loft, doors to

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Bedroom 1

10'10" x 10'6" (3.32 x 3.21)



Secondary glazed window to front, radiator, power points.

Bedroom 2

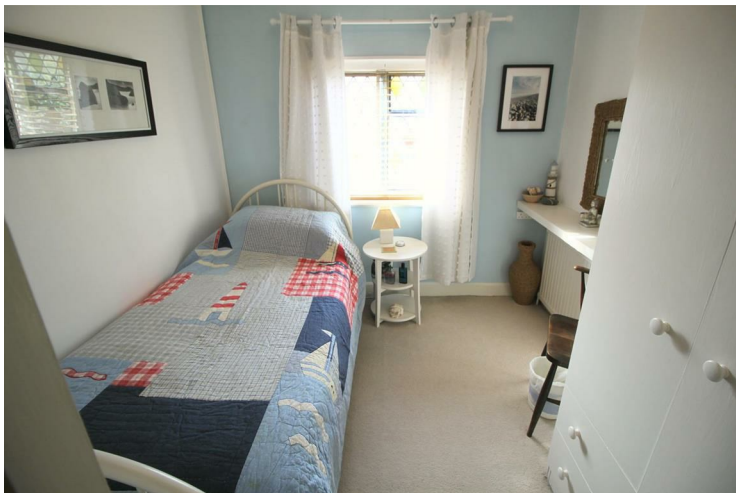
13'1" x 12'6" (4.00 x 3.83)



Secondary glazed window to rear, radiator, power points.

Bedroom 3

8'0" x 7'10" (2.46 x 2.41)



Secondary glazed window to front, radiator, power points.

Bathroom



White suite with panel enclosed bath, electric shower, pedestal, wash, handbasin, low-level WC, part tiled walls, secondary glazed window to rear

Outside

Front

Fully paved driveway providing off street parking for up to two cars

Rear



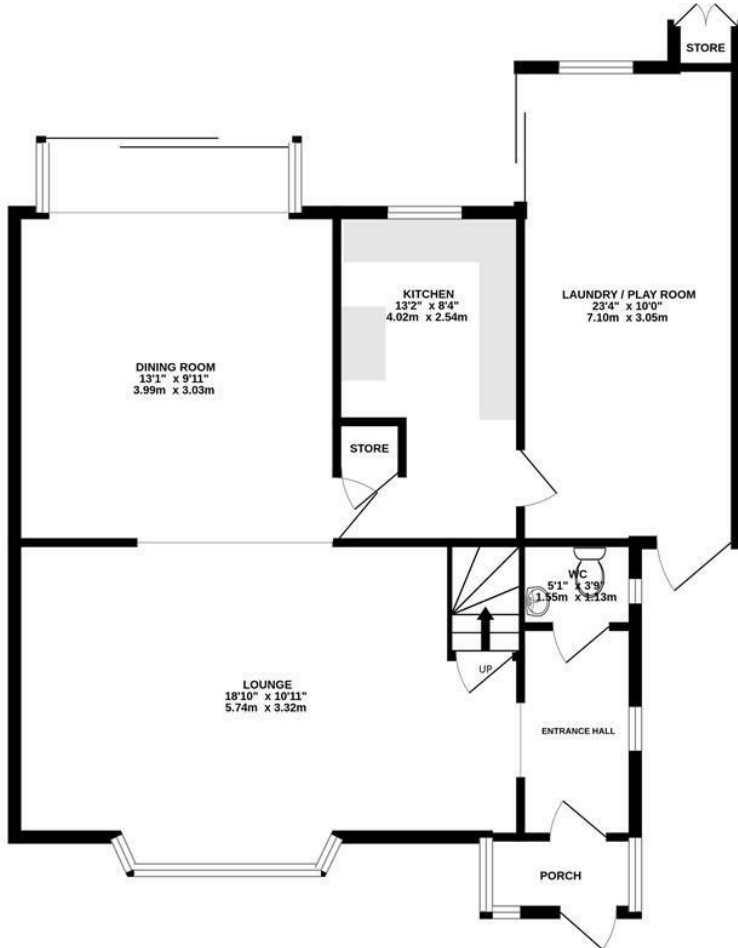
Herringbone brick patio area which steps down to lawned area with flower and shrub borders, pathway leading to garden storage



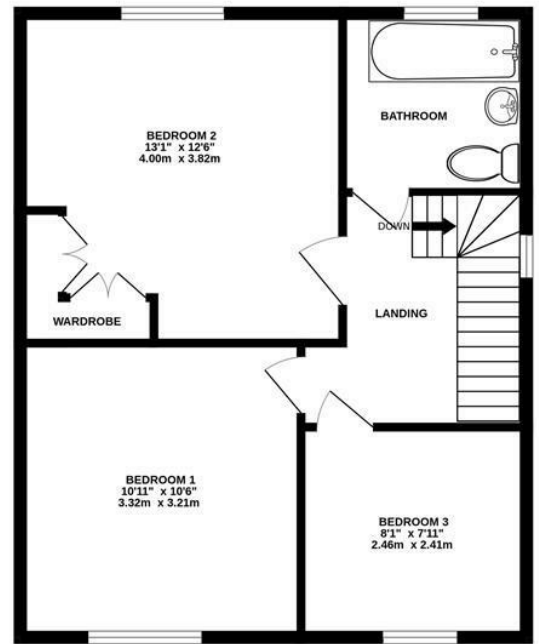
Google

Map data ©2024 Google

GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 1114 sq.ft. (103.5 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			
(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	