



4 Princes Avenue, Greenford, Middlesex, UB6 9BS

Offers In Excess Of £500,000

EVANS
& COMPANY

Princes Avenue Greenford

- Terraced House
- Mid Terrace House
- No Upper Chain
- Conservatory
- Garage To Rear
- Gas Central Heating
- Off Street Parking
- Through Lounge
- Double Glazed

Evans & Company are delighted to offer to the market this three bedroom mid terrace family home. Situated on a residential road in Greenford, providing excellent access to local bus links, Greenford Broadway and its many shops, aswell as being within easy reach of local schools. The property itself boasts 27ft lounge, 9ft kitchen, 18ft conservatory, stairs to first floor three good size bedrooms and bathroom. Outside private rear garden with access to garage via rear service road. Viewing strongly recommended.

Covered Entrance
Front door to



Entrance Hallway

Radiator, understairs storage cupboard, cupboard housing electric meters:-

Kitchen

8'10" x 7'1" (2.70 x 2.17)

Rear aspect window & door to rear, range of eye & base level units, single drainer sink with mixer tap, gas point for cooker, plumbing for washing machine, space for fridge/freezer, tiled splash backs, power point:-

Lounge / Diner

27'3" x 12'4" (8.31 x 3.76)

Double glazed front aspect window, built-in storage cupboards & shelving, radiator, power point, telephone point, french single glazed door to rear:-

Conservatory

18'7" x 8'0" (5.66 x 2.44)

Rear aspect window, patio door, radiator, power point:-

STAIRS TO FIRST FLOOR

Access to loft, storage cupboard:-

Bedroom 1

12'1" x 9'6" (3.69 x 2.91)

Double glazed front aspect window, radiator, power point, telephone point:-

Bedroom 2

11'11" x 10'8" (3.64 x 3.27)

Double glazed rear aspect window, radiator, power point, telephone point:-

Bedroom 3

9'3" x 7'2" (2.82 x 2.19)

Double glazed front aspect window, radiator, power point:-

Bathroom

Double glazed frosted rear aspect window, panel enclosed bath, pedestal sink, low level wc, tiled splash backs, radiator:-

Outside

Front

Rear Garden

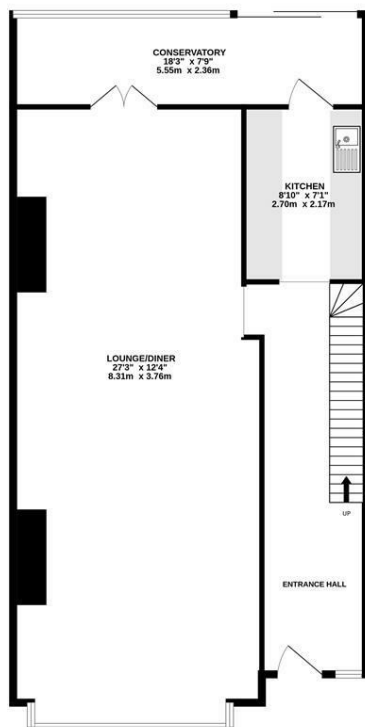
Crazy paved patio area, brick storage cupboard, laid lawn with shrub borders:-

Garage

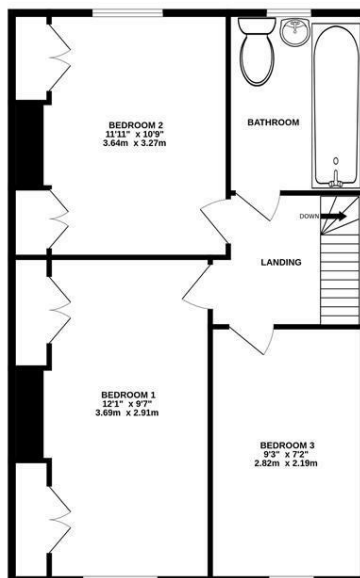
Concrete garage to rear access via service road.



GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 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	