



23 Greenway Gardens, Greenford, UB6 9TU

£535,000

EVANS
& COMPANY

Greenway Gardens

Greenford

- Terraced House
- 3 Bedrooms
- Gas Central Heating (Not Tested)
- Double Glazed
- Off Street Parking
- Westridge Estate
- Through Longe
- Downstairs Shower Room
- Full Width Kitchen / Breakfast Room

Evans & Company are pleased to present this 3 bedroom extended family home located on the popular Westridge Estate. The property boasts a downstairs shower room, utility room, through lounge and full width kitchen/Breakfast Room. Features include double glazed windows, gas central heating, off street parking, large garden and brick built Garden Room.

Entrance Hall

15'3" x 5'9" (4.67 x 1.76)

Carpet flooring, central heating, stairs to first floor, under stairs storage, door to



Through Lounge

26'0" x 11'9" (7.93 x 3.60)

Double glazed window to front, central heating, plug sockets, 2 integrated shelves, wall lights, door to utility room, door to

Kitchen / Diner

17'9" x 9'0" (5.43 x 2.76)

Integrated eye level storage units, combination boiler, sink unit with mixer tap, free standing 5 ring gas hob with oven and grill, central heating, door to garden, folding door to

Utility Room

6'9" x 4'1" (2.06 x 1.27)

Integrated shelving, plug sockets, door to

Shower Room

6'8" x 4'4" (2.04 x 1.33)

Wall mounted wash hand basin with mixer tap, low level WC, shower cubicle with electric shower, chrome heated towel rail, tiled walls and floors

Bedroom 1

11'3" x 10'7" (3.43 x 3.23)

Double glazed window to front, plug sockets, radiator

Bedroom 2

11'3" x 10'7" (3.43 x 3.24)

Double glazed window to garden, plug sockets, radiator

Bedroom 3

7'10" x 7'3" (2.40 x 2.22)

Double glazed window to front, plug sockets, radiator

Bathroom

6'9" x 6'8" (2.07 x 2.04)

Panel enclosed bath with mixer tap, low level WC, vanity

sink unit with mixer tap, chrome heated towel rail, chrome towel rail, single chrome towel rail, ventilator, double glazed window to rear

Front

Paved driveway, providing off street parking for 1 car

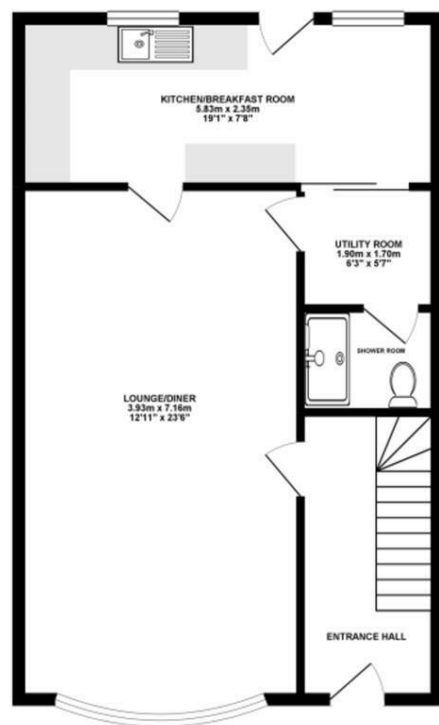
Rear

Fully Paved Patio area, enclosed by fencing, leading to

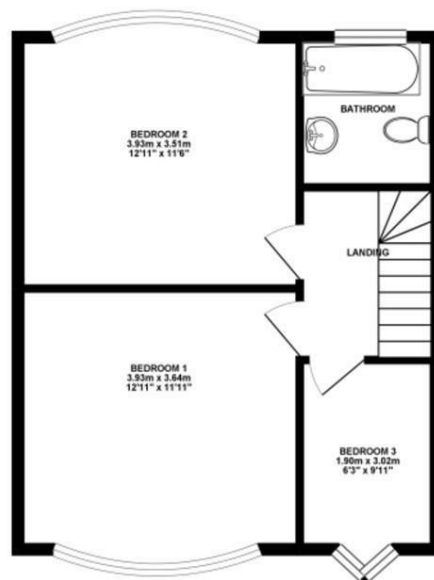
Garden Room



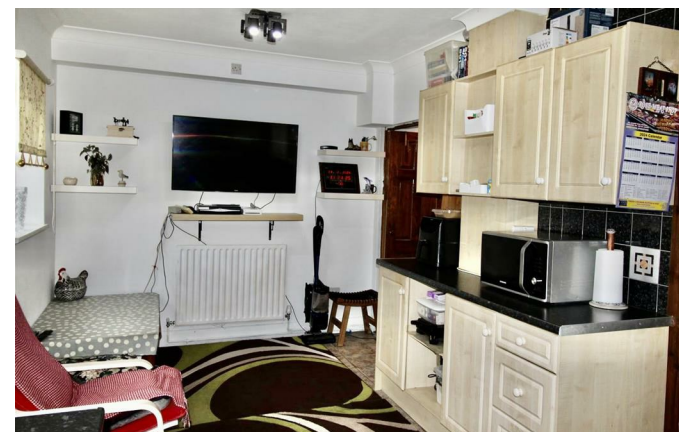
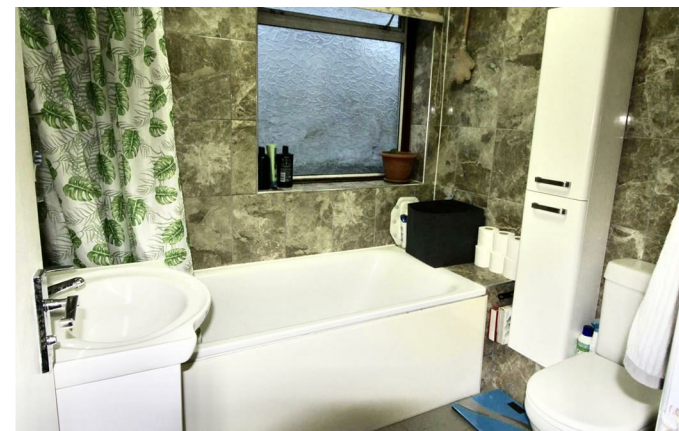
GROUND FLOOR



1ST FLOOR



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	