



26 Portland Crescent, Greenford, UB6 9EX

£529,995

EVANS
& COMPANY

Portland Crescent Greenford

- Terraced Family House
- 3 Bedrooms
- 2 Separate Reception Rooms
- Double Glazed Windows
- Gas Central Heating
- No Chain
- Walking Distance of Greenford Broadway
- Garage via Shared Drive

Evans & Company are pleased to offer this spacious 3 bedroom terraced family home, the property boasts a private rear garden, double glazed windows, garage via shared drive and gas central heating, the property is offered with no chain.

Covered Entrance

Front door to

Entrance Hall

Stairs to first floor, doors to

Lounge

13'11" x 12'5" (4.25 x 3.80)

Double glazed window to front, radiator, power points



Dining Room

12'0" x 10'11" (3.67 x 3.35)

Double glazed double doors to rear garden, power points

Kitchen

8'8" x 6'8" (2.65 x 2.05)

Single drainer sink, space for fridge/freezer, space and plumbing for washing machine, gas cooker point, double glazed door to rear garden

Stairs to First Floor

doors to

Bedroom 1

14'7" x 10'11" (4.46 x 3.35)

Double glazed window to front, radiator, power points

Bedroom 2

12'1" x 11'8" (3.70 x 3.56)

Double glazed window to rear, radiator, power points, cupboard housing boiler

Bedroom 3

8'11" x 6'10" (2.74 x 2.09)

Double glazed window to front, radiator, power points

Wet Room

6'1" x 5'8" (1.86 x 1.75)

Walk in shower area, low level wc, wash hand basin, tiled walls, double glazed window to rear

Outside

Front

Flower borders, enclosed by brick wall

Rear

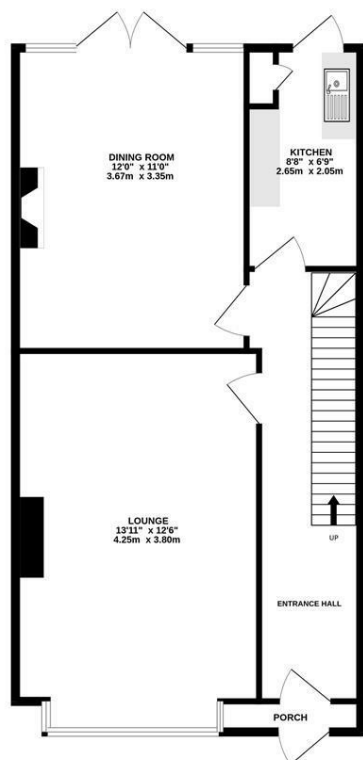
Paved patio area leading to lawned area, hardstanding for sheds, enclosed by brick wall & timber fencing

Garage

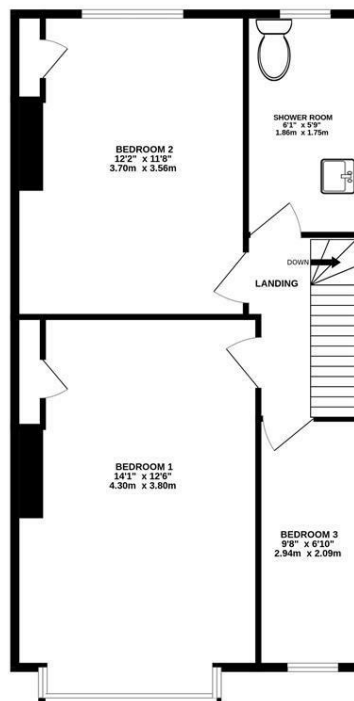
Access via Shared drive



GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.4 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			89
(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	