



52 Chinnor Crescent, Greenford, UB6 9NZ

Open To Offers £625,000

**EVANS**  
& COMPANY



# Chinnor Crescent Greenford

- 3 Bedroom Semi Detached House
- Potential to Extend (STPP)
- Double Glazed Windows
- Gas Central Heating
- Off Street parking
- Westridge Location
- Private Rear Garden
- No Chain
- Open Plan Ground Floor

Evans & Company are pleased to offer this 3 bedroom semi detached family home located on the popular residential area know as the Westridge Estate. The property is in need of some updating but offers huge potential with space to the side and rear offering potential to extend (STPP). Features include off street parking, double glazed window, gas central heating and a private rear garden

Covered Entrance, double glazed front door to

## Entrance Hall

Starirs to first floor, double glazed window to side, doors to





## Lounge

14'0" x 12'1" (4.28 x 3.70)

Open fireplace, double glazed window to front, laminate floor, open plan to

Paved patio are leading to lawned area, hardstanding for timber shed, enclosed by panel fencing



## Kitchen / Breakfast Room

18'4" x 10'3" (5.60 x 3.13)

Eye and base level storage units, work surfaces, gas cooker point, double glazed window to rear, tiled floor, breakfast bar, double glazed double doors to rear garden

## Stairs to First Floor

Double glazed window to side, doors to

## Bedroom 1

14'1" x 9'3" (4.31 x 2.83)

Double glazed window to front, full length fitted wardrobe, radiator, power points

## Bedroom 2

11'1" x 10'4" (3.39 x 3.15)

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

## Bedroom 3

7'8" x 7'0" (2.36 x 2.15)

Double glazed window to front, radiator, power points

## Bathroom

Corner bath, wall mounted electric shower, low level wc, wash hand basin, double glazed windows to side and rear.

## Outside

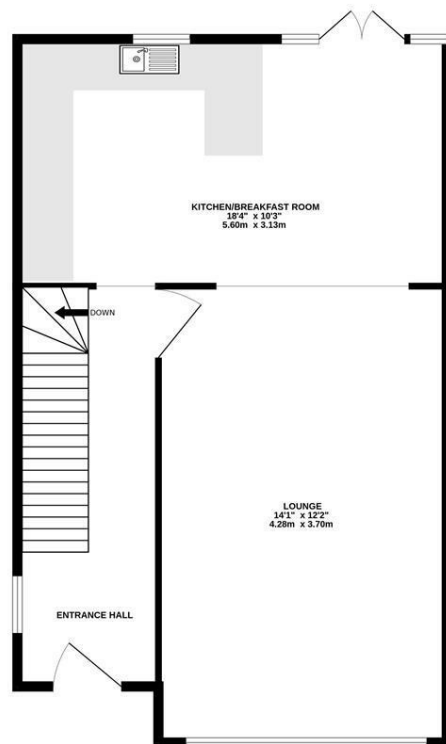
### Front

Gates leading to paved area providing off street parking, side access to

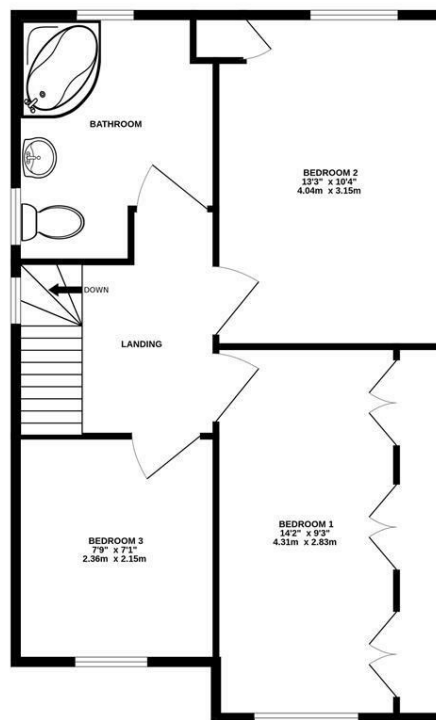
### Rear



GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 898 sq.ft. (83.4 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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