



**105 Millet Road
Greenford, UB6 9SJ**

£295,000

Evans & Company are pleased to present this spacious 2 bedroom ground floor maisonette located in a popular residential part of the Westridge Estate. The property boasts 2 double bedrooms, gas central heating and front & Rear gardens.

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Covered Entrance

Double glazed front to

Entrance Hall

Double glazed windows to front, radiator, built-in cupboard, doors to

Lounge

13'2" x 12'0" (4.02 x 3.663)



Secondary glazed window to front, PowerPoint, radiator.

Bedroom 1

13'5" x 9'11" (4.09 x 3.03)



Secondary glazed window to front, PowerPoint, radiator.

Bedroom 2

10'6" x 9'11" (3.22 x 3.03)



Second glazed window to rear, PowerPoint, radiator.

Shower Room

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



Window to rear, fully tiled corner shower, wall mounted chrome heated towel rail, vanity unit wash hand basin, close couple WC, fully tiled walls.

Kitchen

11'11" x 10'1" (3.64 x 3.09)



Eye and base level storage units single drainer, stainless steel sink unit with mixer taps, built in cupboard housing boiler, window to rear, double glazed door to rear, radiator, tiled splashback.

Outside

Front

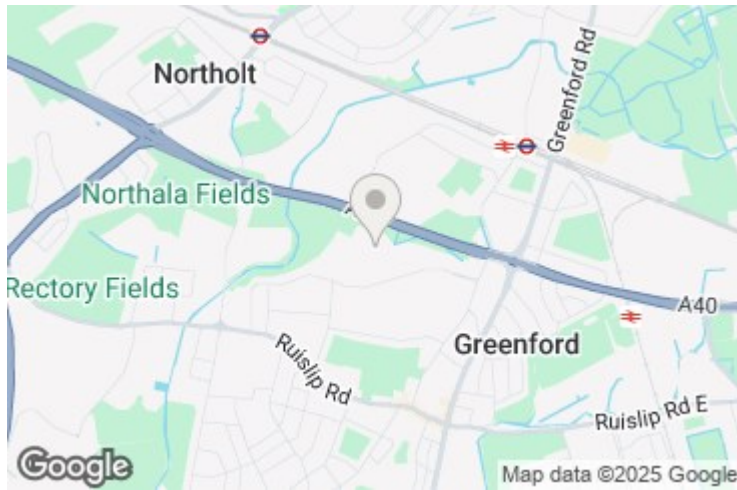
Well maintained Lawned area with flower and shrub borders, side access to


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Rear



Mainly laid to lawn with flower and shrub borders enclosed by panel fencing.



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		
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(81-91) B		
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