



**88 Mornington Road
Greenford, UB6 9HW**

£550,000

Evans & Company are pleased to offer this spacious 3 bedroom end terraced family home located in a popular residential area within a few minutes walk of the local park, Greenford Broadway and local transport links. The property boasts 2 reception rooms, double glazed windows, gas central heating, a double garage and private rear garden.

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Porch

Double glazed door and windows, front door to

Entrance Hall

Stairs to first floor, doors to

Lounge

14'4" x 12'4" (4.37 x 3.77)

Double glazed bay window to front, radiator, power points

Dining Room

12'0" x 11'0" (3.68 x 3.36)



Double glazed double doors and window to rear garden, serving hatch

Kitchen

8'8" x 6'10" (2.65 x 2.09)



Eye and base level storage units, work surfaces, single drainer sink, space and plumbing for washing machine, gas cooker point, tiled walls, double glazed windows to side and rear, double glazed door to rear garden

Stairs to First Floor

doors to

Bedroom 1

14'7" x 8'9" (to wardrobe) (4.45m x 2.67m (to wardrobe))



Double glazed bay window to front, built in wardrobe with sliding doors, radiator, power points

Bedroom 2

11'11" x 11'5" (3.65 x 3.49)



Double glazed window to rear, built in wardrobes, radiator, power points

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Bedroom 3

9'6" x 6'11" (2.92 x 2.13)



Double glazed window to front, built in wardrobe, radiator, power points

Shower Room



Fully tiled shower cubicle, mains shower, wash hand basin, low level wc, double glazed window to rear

Outside

Front

Full enclosed garden area, shared drive to side leading to

Rear



Mainly laid to lawn with variety of flower and shrubs, pathway leading to

Double Garage

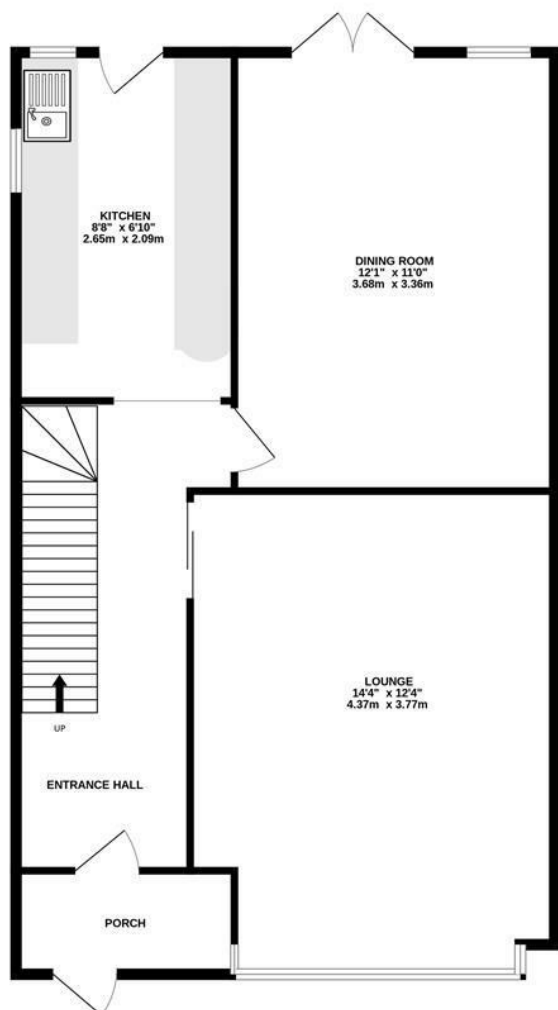
25'3" x 17'0" (7.70 x 5.20)



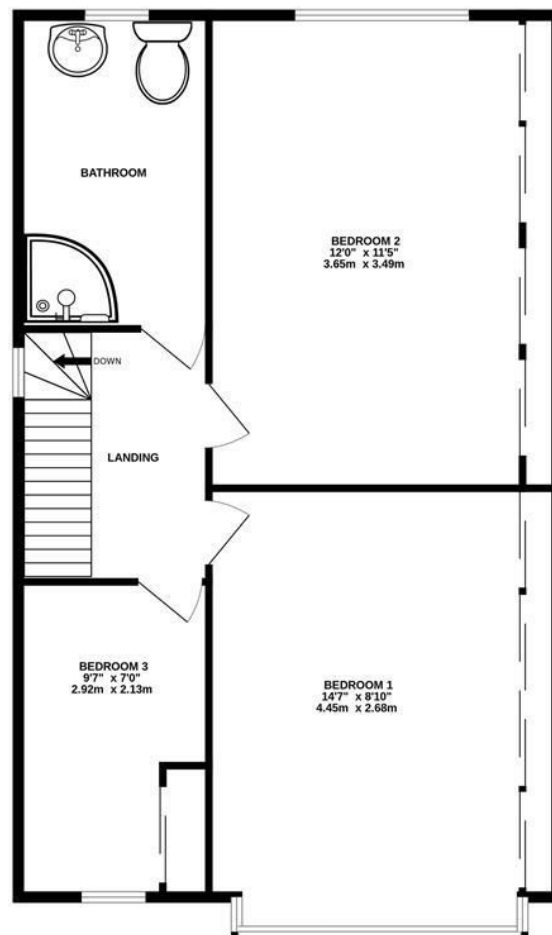
Up and over door, light and power



GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 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 | |