



**46 Stanhope Park Road
Middlesex, UB6 9LU**

£525,000

Evans & Company are pleased to present this spacious semi detached bungalow which can be configured to suit the incoming buyer. The property boasts 5 rooms currently configured as 3 bedrooms and 2 reception rooms but could easily have the accommodation changed to suit. The property boasts features that include double glazed windows, gas central heating and benefits from off street parking and a private rear garden. The property is located within a few minutes walk of Greenford Broadway providing easy access to local shops and transport links.

46 Stanhope Park Road, Middlesex, UB6 9LU

Covered Entrance

Front door to

Entrance Hall

doors to

Bedroom 1 / Reception

14'5" x 10'2" (4.40 x 3.10)

Double glazed bay window to front, radiator

Bedroom 2

9'2" x 9'0" (2.80 x 2.75)

Double glazed window to front, built in wardrobes, radiator

Reception 2

11'10" x 10'2" (3.62 x 3.10)

Fitted cupboards, radiator, double doors to

Reception 3

11'4" x 8'10" (3.46 x 2.70)

Double glazed windows and double doors to rear garden, radiator, door to

Kitchen

9'2" x 7'6" (2.80 x 2.30)

Modern range of eye and base level storage units, single drainer sink unit, double glazed window to side, tiled walls,

Utility Room / Bedroom 3

9'2" x 7'11" (2.80 x 2.43)

Double glazed window to rear, built in cupboards

Bathroom

Panel enclosed bath, low level wc, wash nah basin, tiled walls, double glazed window window to side

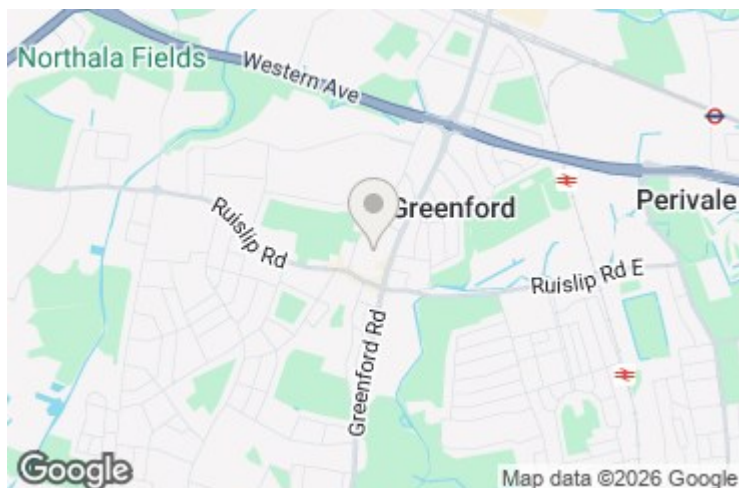
Outside

Front

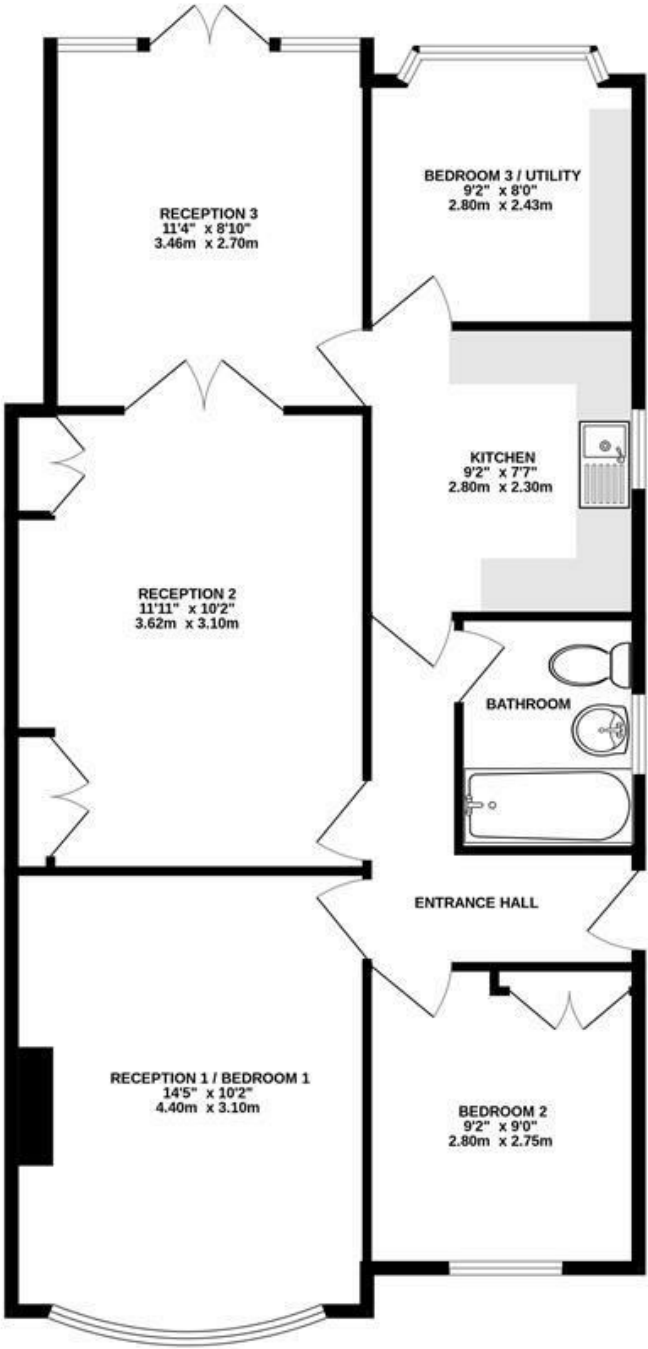
Own drive providing off street parking for 2/3 cars, small garden area enclosed by brick wall, side access to

Rear

Paved patio leading to lawned area, hardstanding for shed



GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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		55	79
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		48	74
EU Directive 2002/91/EC			