



84 Millet Road, Greenford, UB6 9SH

£520,000

**EVANS**  
& COMPANY

## Millet Road Greenford

- End Terraced House
- 3 Double Bedrooms
- Double Glazed
- Gas Central Heating
- Garage
- Open Plan Lounge / Dining Area
- Modern Kitchen
- Westridge Location

Evans & Company are pleased to offer this spacious 3 bedroom family home located on the Westridge Estate, the property has been maintained to a very high standard, features include double glazed windows, gas central heating and a private rear garden. The location provides easy access to the A40, Greenford Tube Station and local schools



### Covered Entrance

Front door to

### Entrance Hall

Stairs to first floor, doors to

### Dining Area

12'2" x 9'8" (3.72 x 2.96)

Double glazed double doors to rear garden,  
open plan to



## Kitchen

8'11" x 6'0" (2.74 x 1.83)

Modern range of eye and base level storage units, built in gas hob with overhead extractor hood, built in electric oven, space for fridge/freezer, space and plumbing for washing machine, double glazed window to rear

## Lounge

14'0" x 10'2" (4.29 x 3.12)

Double glazed bay window to front, feature marble fireplace with gas fire

## Stairs to First Floor

doors to

## Bedroom 1

13'7" x 9'10" (4.15 x 3.02)

Double glazed bay window to front, built in wardrobe

## Bedroom 2

12'4" x 10'0" (3.78 x 3.05)

Double glazed window to rear, built in wardrobe

## Bedroom 3

8'5" x 6'0" (2.57 x 1.83)

Double glazed windows to front

## Bathroom

Panel enclosed bath, low level wc, wash hand basin, fully tiled walls, double glazed window rear and side

## Outside

### Front

Well stocked garden enclosed by brick wall, side shared drive to side leading to

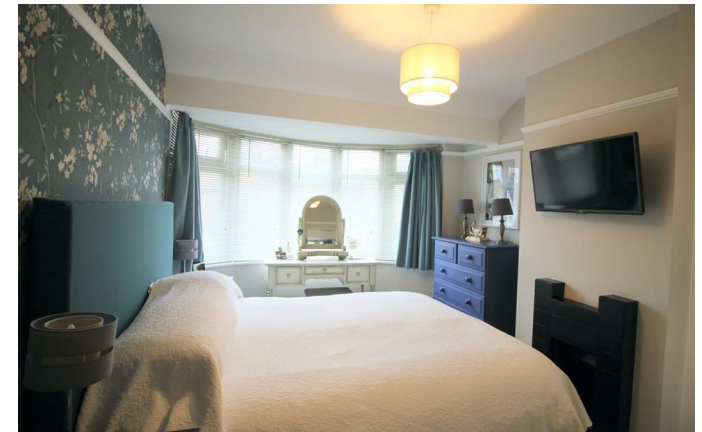
### Rear

Pave paton leading to lawned area, enclosed by fencing, pathway to

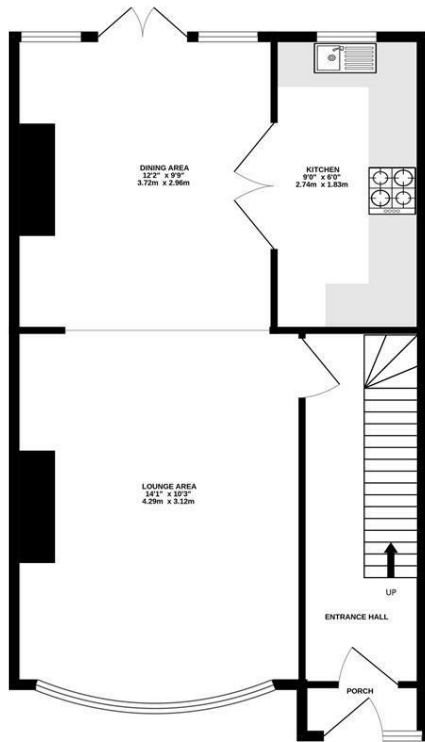
## Garage

13'9" x 10'0" (4.20 x 3.05)

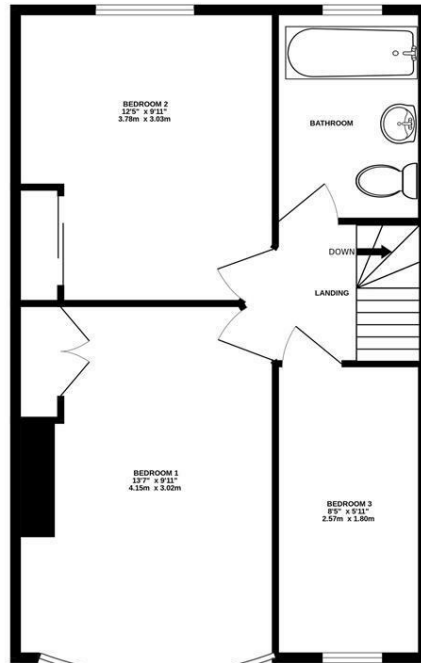
With up and over door



GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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