



6 Hedgerley Gardens, Greenford, UB6 9NT  
£525,000

**EVANS**  
& COMPANY



# Hedgerley Gardens Greenford

- Semi Detached House
- 3 Bedrooms
- 2 Inter Connecting Reception Rooms
- Double Glazed Windows
- Gas Central Heating
- Garage
- Prime Westridge Location
- Walking distance of Schools
- Easy access to A40

Evans & Company are pleased to offer this 3 bedroom semi detached house located in a premier road on the Westridge Estate in Greenford. The property boast features that include double glazing, gas central heating, garage and is offered with no upper chain.

## Entrance Hall

Stairs to first floor, doors to

## Lounge

13'3" x 11'11" (4.04 x 3.64)

Double glazed window to front, laminate floor, double doors to



### Dining Room

10'7" x 9'10" (3.25 x 3.01)

Double glazed sliding door to rear garden, laminate floor

### Kitchen

11'2" x 7'10" (3.41 x 2.39)

Eye and base level storage units, space and plumbing for washing machine, gas cooker point, double glazed window and door to rear garden

### Stairs to First Floor

doors to

### Bedroom 1

13'1" x 8'7" (4.00 x 2.63)

Full length fitted wardrobe

### Bedroom 2

10'8" x 8'8" (3.27 x 2.66)

Full length fitted wardrobe

### Bedroom 3

8'6" x 7'7" (2.61 x 2.33)

### Bathroom

Panel enclosed bath, wash hand basin, low level wc, electric shower

### Outside

#### Front

Front garden enclosed by fencing, side access to

#### Rear

Concrete patio area leading to lawned area, enclosed by fencing access to

### Garage

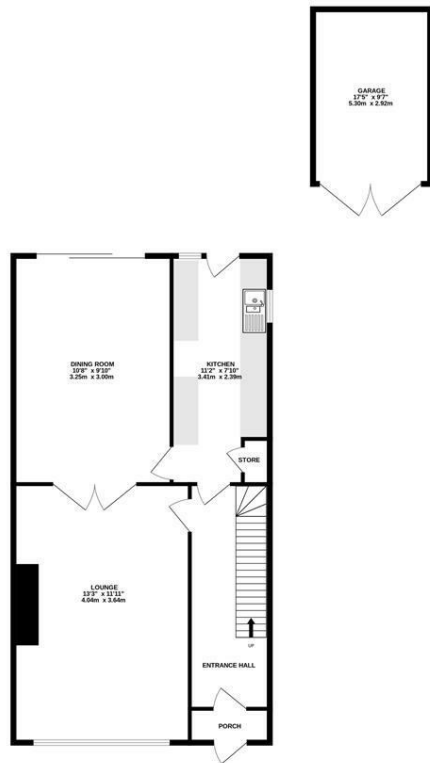
17'4" x 9'6" (5.30 x 2.92)

Swing open double doors, light & power

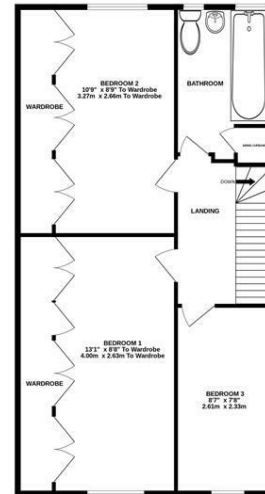




GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2020



55 The Broadway, Greenford, Middlesex, UB6 9PN  
020 8575 7722  
enquiries@evanson-line.com  
www.altosoftware.co.uk

| 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 |           |