



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



[illegible]

1ST FLOOR

WARDROBE

BEDROOM 2
15'0" x 8'0" To Wardrobe
3.27m x 2.44m To Wardrobe

BATHROOM

LANDING

BEDROOM 1
12'1" x 8'0" To Wardrobe
4.06m x 2.44m To Wardrobe

WARDROBE

BEDROOM 3
8'0" x 2'5"
2.44m x 0.76m

DOOR

DOWN

UP

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

Energy Efficiency Rating

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		

67% 76%

England & Wales EU Directive 2012/27/EU

Environmental Impact (CO₂) Rating

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