



2 Jeymer Drive, Greenford, UB6 8NS

£565,000

EVANS
& COMPANY

Jeymer Drive Greenford

- Semi Detached House
- 3 Bedrooms all with Fitted Wardrobes
- Own Drive to Side Garage
- Double Glazed
- Gas Central Heating
- Private Rear Garden
- Through Lounge
- Walking Distance of Greenford Tube (Central Line)
- Walking Distance of Local Schools
- Easy Access to A40

Evans & Company are pleased to offer this 3 bedroom semi detached house with own drive to garage with potential to extend (Subject to Planning) The property is located just a few minutes walk from Greenford Tube Station and provides easy access to the A40. The property features include double glazed windows, through lounge, gas central heating and a private rear garden.

Double Glazed Porch

Front door to

Entrance Hall

Stairs to first Floor, doors to



Kitchen

12'9" x 5'8" (3.90 x 1.75)

Eye and Base level storage units, space for electric cooker, space and plumbing for washing machine, single drainer sink unit, double glazed windows and door to rear garden

Lounge / Diner

26'11" x 11'6" (8.22 x 3.51)

Double glazed bay window to front and double glazed sliding door to rear garden

Stairs to First Floor

doors to

Bedroom 1

12'11" x 10'1" (3.95 x 3.09)

Double glazed bay window to front, fitted wardrobes and cupboards

Bedroom 2

14'1" x 8'3" (4.31 x 2.54)

Double glazed window to rear, full length fitted wardrobes

Bedroom 3

6'9" x 6'7" (2.07 x 2.02)

Double glazed window to front, fitted wardrobe

Shower Room

Walk in shower, wash hand basin

WC

Low level wc

Outside

Front

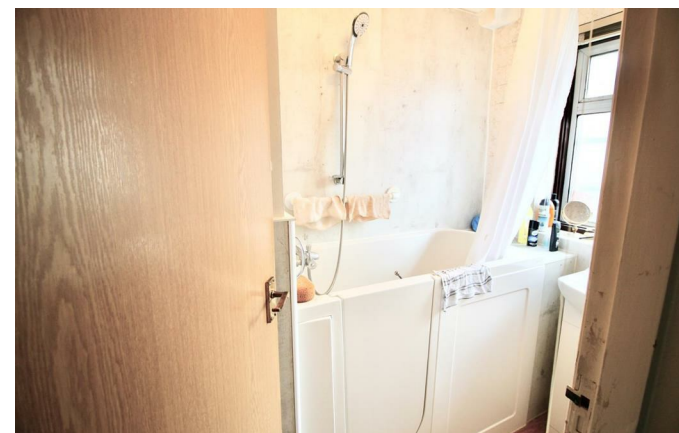
Small well stocked garden

Own Drive to Side Garage

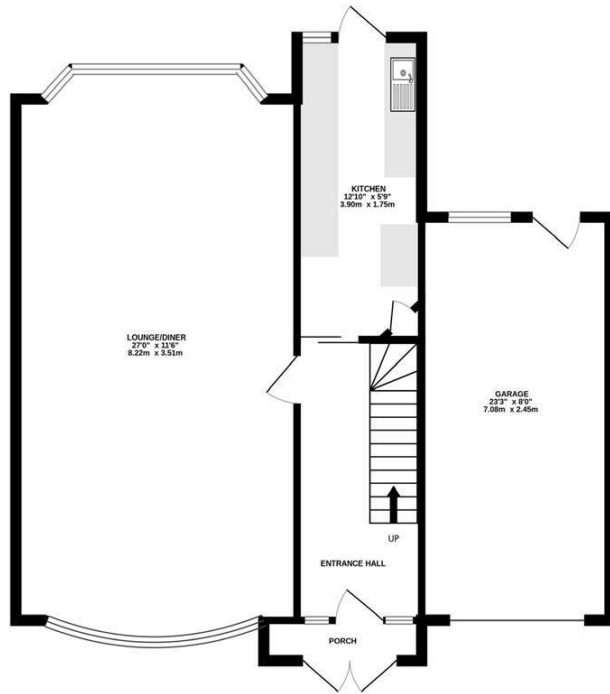
With electric roller doors, light & power

Rear

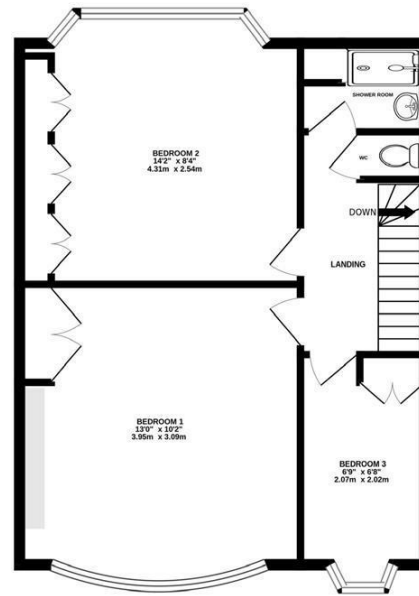
Mainly laid to lawn, hardstanding for shed, panel fencing



GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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	81

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	