



27 Middleton Avenue, Greenford, UB6 8BA

£525,000

EVANS
& COMPANY

Middleton Avenue Greenford

- Semi Detached House
- 3 Bedrooms
- Open Plan Kitchen/Dining Area
- Double Glazed
- Gas Central Heating
- Garage
- Private Rear Garden
- In Need of Modernisation
- No Upper Chain

Evans & Company are pleased to present this 3 bedroom semi detached house in need of some modernisation. The property is located in a popular residential area within a few minutes walk of Greenford Tube Station and Westway Shopping Centre as well as providing easy access to the A40. The property boasts double glazed windows, gas central heating, shared drive to Garage and private rear garden.

Entrance Porch

Front door to

Entrance Hall

Stairs to first floor, doors to



Lounge

Double glazed window to front, radiator

Open Plan Kitchen / Dining Area

Eye and base level units, double glazed sliding door to rear garden

Stairs to First Floor

Doors to

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Outside

Front

Enclosed front garden, shared drive to side leading to

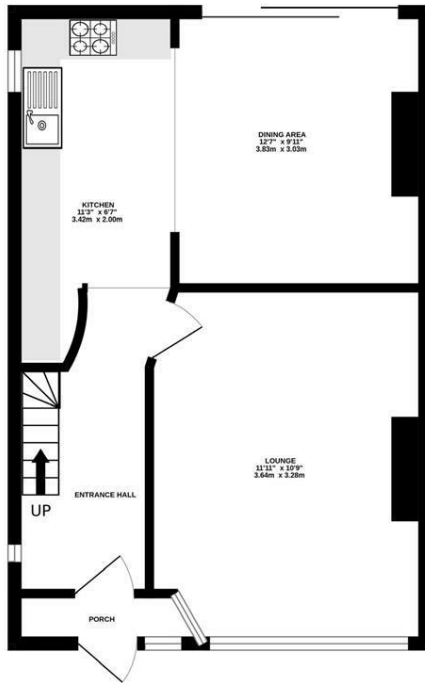
Rear

Paved area lawned to lawned area enclosed by fencing

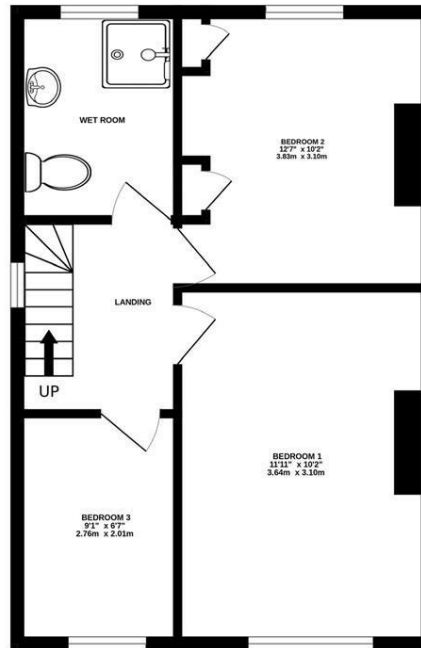
Garage



GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 811 sq.ft. (75.4 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	

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	