



3 Chinnor Crescent, Greenford, UB6 9NU

£620,000

EVANS
& COMPANY

Chinnor Crescent Greenford

- Off street parking
- Through lounge
- 3 bedrooms
- Semi - detached house
- Modern and ready to move into
- Well maintained rear garden
- Sought out road in Greenford



Chinnor Crescent, Greenford, is a modern and ready to move in to three-bedroom semi-detached house.

Upon entering, you will find a spacious through lounge that can be used as both a reception room and dining space. The property also has three well-proportioned bedrooms with a bathroom that is good for those who want both a bath and a shower cubicle.

One of the standout features of this property is the generous garden, which offers a wonderful outdoor space, additionally, the off-street parking is a significant advantage, providing convenience.

Chinnor Crescent is well-positioned, offering easy access to local amenities, schools, and transport links. Do not miss the chance to make this lovely house your new home.

Entrance Hall

Double glazed front door, double glazed window to side, power points, wood panel floors, stairs to first floor, doors to

Kitchen

10'10" x 7'4" (3.31 x 2.24)

Double glazed door to side, double glazed window to rear, eye and base level storage cupboards, induction hob with extractor hood, oven, power points, chrome single drainer sink unit with mixer taps, plumbing for fridge freezer, plumbing for washing machine, doors to

Lounge / Diner

25'5" x 12'1" (7.76 x 3.69)

Double glazed window to front, wood panel floors, radiator, power points, double glazed sliding doors to rear

Stairs To First Floor

Bedroom 1

14'2" x 11'2" (4.33 x 3.42)

Double glazed windows to front, power points, radiator

Bedroom 2

11'2" x 10'4" (3.42 x 3.15)

Double glazed windows to front, power points, radiator

Bedroom 3

8'1" x 6'9" (2.47 x 2.08)

Double glazed windows to front, power points, radiator

Bath / Shower Room

7'11" x 6'7" (2.43 x 2.01)

Fully tiled walls and floors, chrome heated towel rail, enclosed bath panel with mixer taps, low level WC, vanity hand wash basin with mixer taps, fully tiled shower cubical with shower attachment, double glazed window to side, double glazed window to rear

Outside

Front

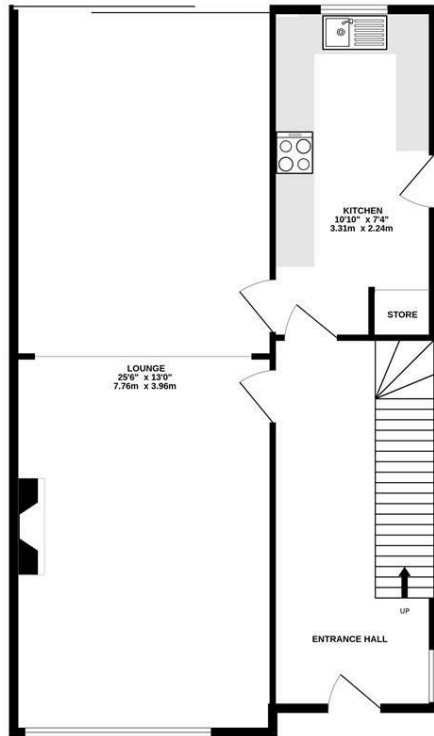
Off street parking

Rear

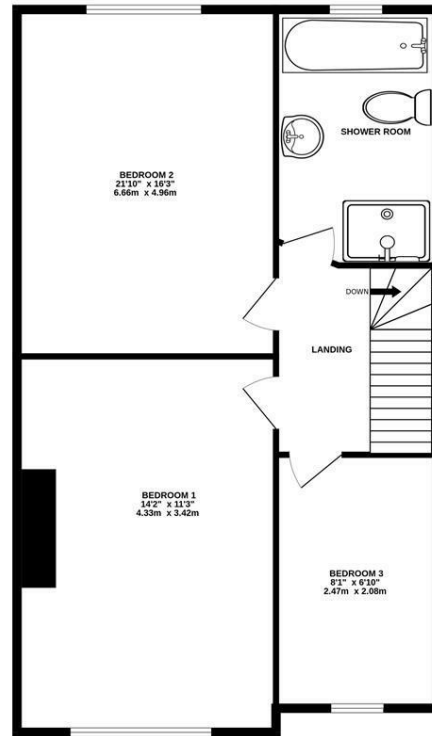
Laid to lawn



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.
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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	82

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			
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(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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