



**174 Windmill Lane  
Greenford, UB6 9DP**

**£625,000**

Evans & Company are pleased to present this EXTENDED 3/4 bedroom family home located in a prime residential road just a few minutes walk from Greenford Broadway. The property boasts off street parking for 2/3 cars, double glazed windows, gas central heating, a full width rear extension and private rear garden.

# 174 Windmill Lane, Greenford, UB6 9DP

## Covered Entrance

Front door to

## Entrance Hall

Stairs to first floor, doors to

## Lounge

16'11" x 11'6" (5.18 x 3.52)



Double glazed window to front, leading into

## Kitchen / Breakfast Room

23'0" x 11'4" (7.03 x 3.46)



Eye and base level storage units, space for fridge/freezer, stainless steel sink unit, radiator, double glazed window and sliding door to rear garden.

## Reception / Bedroom 4

10'6" x 8'11" (3.22 x 2.72)



Double glazed window to side, radiator, storage cupboard

## Bathroom



Panel enclosed bath, electric shower unit, low level wc, wash hand basin, tiled walls, double glazed window to side

## Stairs to First Floor

Doors to

## Bedroom 1

16'11" x 9'3" (5.18 x 2.82)



Double glazed window to front & rear, radiator,

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## Bedroom 2

14'1" x 8'9" (4.31 x 2.69)



Double glazed windows to front, radiator

## Bedroom 3

8'11" x 8'0" (2.74 x 2.44)



Double glazed window to rear, radiator

## Outside

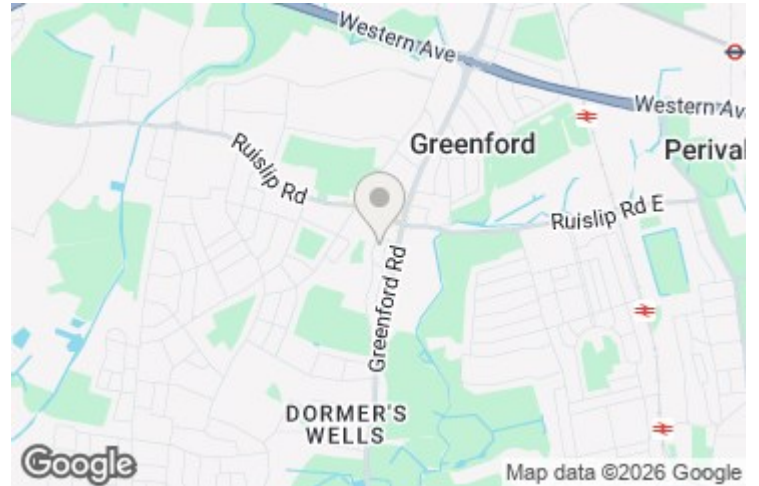
### Front

Off street parking for 2/3 cars, side access to

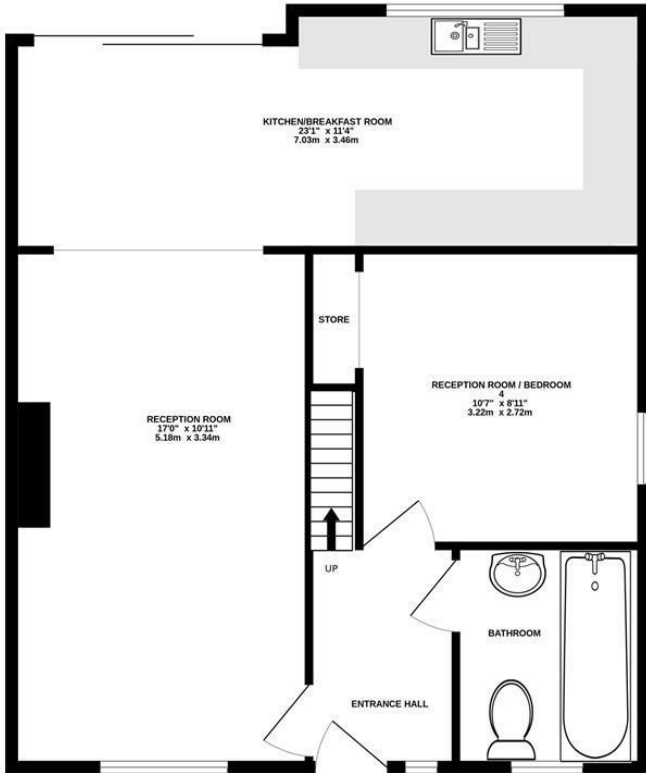
### Rear



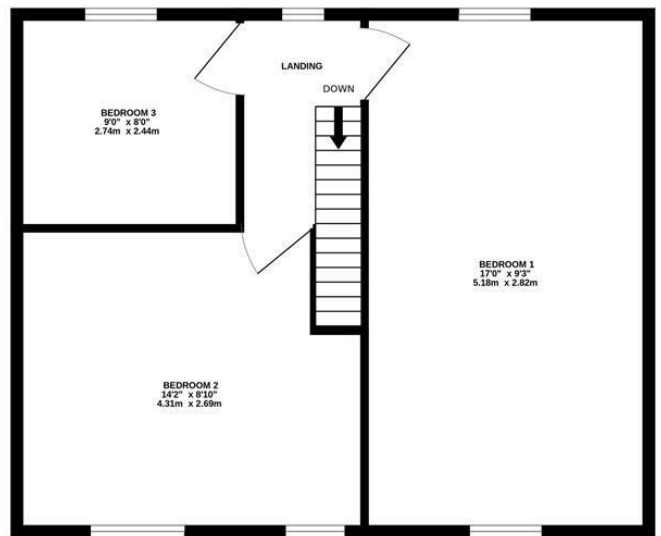
Paved patio with retaining wall leading to artificial grass and shingle area, hardstanding for shed, enclosed by fencing



GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	65	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		