



8 Warren Drive, Greenford, Middlesex, UB6 9ER

£475,000

**EVANS**  
& COMPANY

# Warren Drive

## Middlesex

- Mid Terraced House
- 3 Bedrooms
- Kitchen / Breakfast Room
- Walking Distance of Greenford Broadway
- Double Glazed Windows
- Gas Central Heating
- Off Street Parking
- Rear Garden

Evans & Company are pleased to present this 3 bedroom terraced house located in a prime location within walking distance of local shops, Greenford Broadway and transport links. The property boasts off street parking to front, a kitchen/breakfast room, double glazed window and gas central heating. Viewing highly recommended



### Double Glazed Porch

Front door to

### Lounge

16'2" x 13'6" (4.95 x 4.12)

Double glazed bay window to front, radiator, PowerPoint



## Kitchen / Breakfast Room

15'11" x 11'4" (4.86 x 3.47)

Range of eye and base level storage units, worksurfaces, single drainer stainless steel sink unit, space and plumbing for washing machine, space for fridge, freezer, space for tumble dryer, built-in electric oven with 4 gas hob inset into work surface with overhead extractor hood, tiled splashback's, Power Points, fully tiled floors, radiators, double glazed windows and door to rear

## Stairs to First Floor

Doors to

## Bedroom 1

10'11" x 9'0" (3.35 x 2.75 )

Double glazed bay window to front, full length fitted wardrobes, radiator, power points.

## Bedroom 2

11'6" x 10'2" (3.52 x 3.12)

Double glazed window to rear, built-in cupboard housing hot water tank, radiator, power points.

## Bedroom 3

7'3" 5'8" (2.23 1.73)

Double glazed window to front, radiator, power points.

## Bathroom

Tile enclosed bath with mixer taps and shower attachment, wash hand basin, low-level WC, fully tiled walls, fully tiled floors, double glazed window to rear.

## Outside

### Front

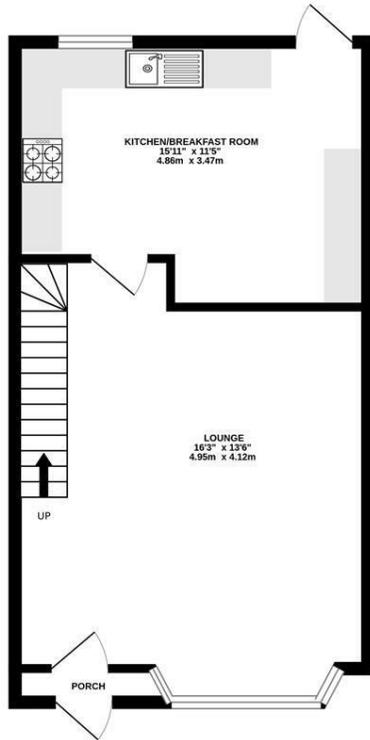
Off street parking

### Rear

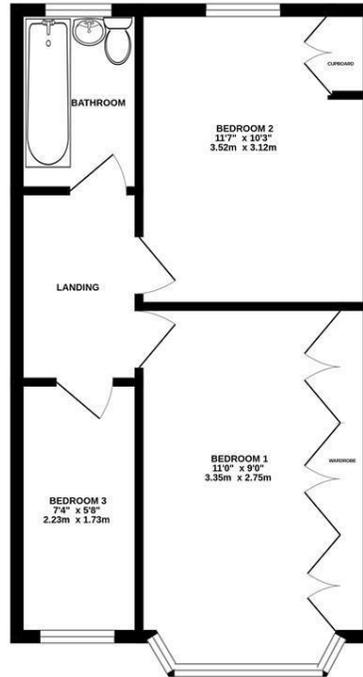
Paved patio area leading onto Small lawn area enclosed by Fencing.



GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.4 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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