



14 Bassett Way, Greenford, UB6 9DG
£500,000

EVANS
& COMPANY

Bassett Way Greenford

- EXTENDED Terraced House
- 3 Bedrooms
- Open Plan Lounge / Diner
- Family Room
- Downstairs WC
- Double Glazed Windows
- Gas Central Heating
- Private Rear garden
- Garage
- Cul de Sac

Evans & Company are pleased to present this EXTENDED 3 bedroom house located in a quiet cut de sac. The property boasts a through lounge, modern kitchen, rear extended reception with a downstairs WC

Covered Entrance

Double glazed front door to

Entrance Hall

Stairs to First Floor, door to

Open Plan Lounge

12'5" x 12'0" (3.81 x 3.68)

Double glazed window to front, radiator, open plan to



Dining Area

12'7" x 7'10" (3.86 x 2.41)

Double glazed double doors to rear, radiator, door to

Kitchen

9'3" x 6'9" (2.84 x 2.06)

Modern range of eye and base level storage units, roll edge work surfaces, gas cooker point, single drainer sink unit, space and plumbing for dishwasher, double glazed door to

Family Room

12'8" x 8'2" (3.87 x 2.51)

Double glazed sliding door to rear garden, door to

Downstairs WC

Low level wc, wash hand basin

Stairs to First Floor

Bedroom 1

12'0" x 8'10" (3.68 x 2.71)

Double glazed window to front

Bedroom 2

10'0" x 8'10" (3.06 x 2.71)

Double glazed window to rear

Bedroom 3

8'0" x 6'0" (2.45 x 1.83)

Double glazed window to front

Bathroom

Panel enclosed bath, Low level wc, wash hand basin, double glazed window to rear

Outside

Front

Lawned area

Rear

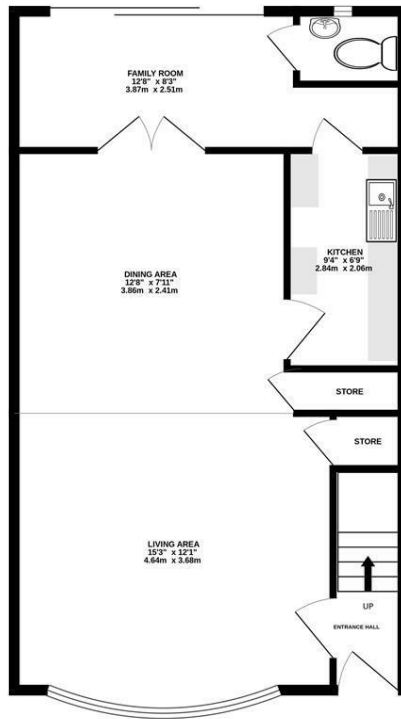
Concrete area, hardstanding for shed, brick built flower bed enclosed by panel fencing

Garage

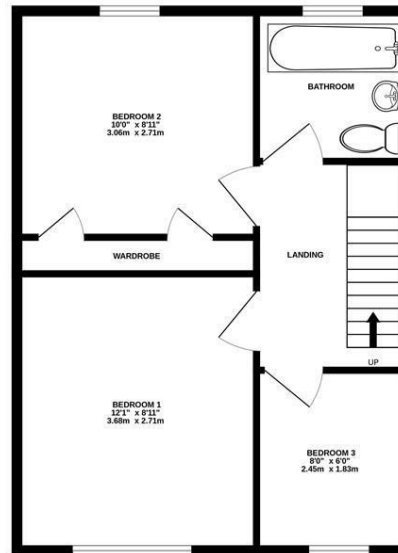
With swing open door



GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 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	

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	