



for SALE
EVANS
& COMPANY
020 8575 7722
evanson-line.com

18 West Ridge Gardens, Greenford, UB6 9PE
£595,000

EVANS
& COMPANY

West Ridge Gardens Greenford

- Semi Detached Family Home
- 3 Bedrooms
- Westridge Estate Location
- Through Lounge
- Family Room
- Double Glazed
- Gas Central Heating
- Shared Drive to Garage
- Built in Oven & Hob

Evans & Company are pleased to present this EXTENDED 3 bedroom semi detached house located on the picturesque Westridge Estate. The property boasts open plan lounge/diner and family room with separate kitchen, 3 bedrooms and a separate family bathroom & WC. Outside the house has front & rear gardens with a shared driveway leading to a single garage.

Brick Built Porch

Double glazed front door to

Entrance Hall

Double glazed window to side, wood flooring, stairs to first floor, doors to



Downstairs WC

Low level wc, wash hand basin, double glazed window to front, double glazed door to

Living Area

13'11" x 11'11" (4.25 x 3.64)

Double glazed window to front, radiator, open plan to

Dining Area

10'7" x 9'10" (3.25 x 3.02)

Radiator, open plan to

Family Room

18'5" x 11'8" (5.62 x 3.58)

Double glazed doors to rear garden, radiator, leading to

Kitchen

10'6" x 7'10" (3.22 x 2.41)

Eye and base level storage units, built in electric oven with 4 ring gas hob inset into work surface, space for fridge, space and plumbing for washing machine, under stairs storage, single drainer sink unit, double glazed window

Stairs to First Floor

Double glazed window to side, wood flooring, doors to

Bedroom 1

13'3" x 9'2" (4.05 x 2.80)

Full length fitted wardrobe, double glazed window to front, wood flooring, radiator

Bedroom 2

10'7" x 10'4" (3.25 x 3.17)

Double glazed window to rear, radiator

Bedroom 3

8'8" x 7'10" (2.66 x 2.40)

Double glazed window to front, radiator

Bathroom

Panel enclosed bath with shower, wash hand basin, double glazed window to rear, built in storage cupboard

Separate WC

Low level wc, double glazed window to rear

Outside

Front

Grass area with variety of flower and shrubs enclosed by brick wall, shared drive to side leading to

Garage

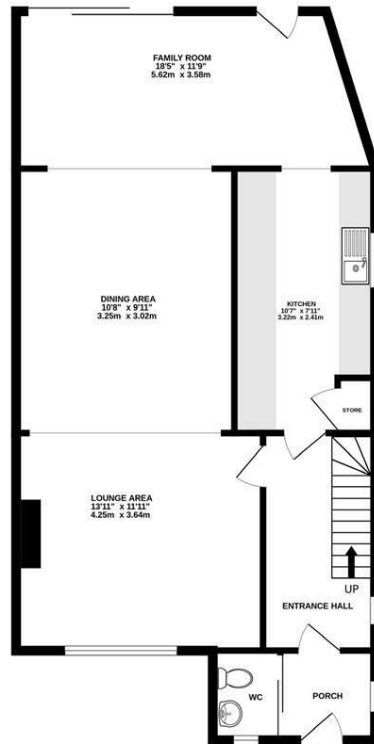
With up and over door, light and power

Rear

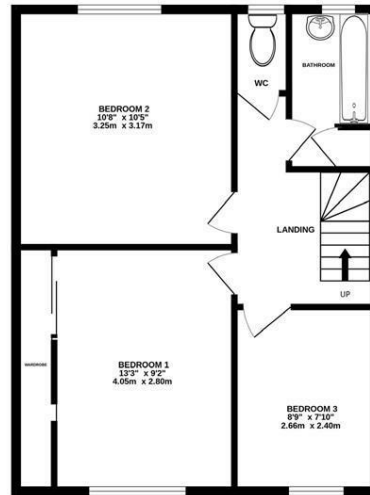
Artificial grass area leading to lawned area fully enclosed by fencing



GROUND FLOOR
666 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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	