



20 Calder Avenue, Perivale, Greenford, UB6 8JQ
£505,000

EVANS
& COMPANY

Calder Avenue Greenford

- Semi Detached House
- 3 Bedrooms
- Off Street Parking
- Garage
- Conservatory
- Downstairs Shower Room
- Double Glazed
- Gas Central Heating

Evans & Company are pleased to present this 3 bedroom semi detached family home boasting an extended kitchen, conservatory and downstairs shower room. The property benefits from both off street parking and a garage (access via shared drive) and is within walking distance of local shops, Perivale Tube Station and access to the A40.



Entrance Porch

Front door to

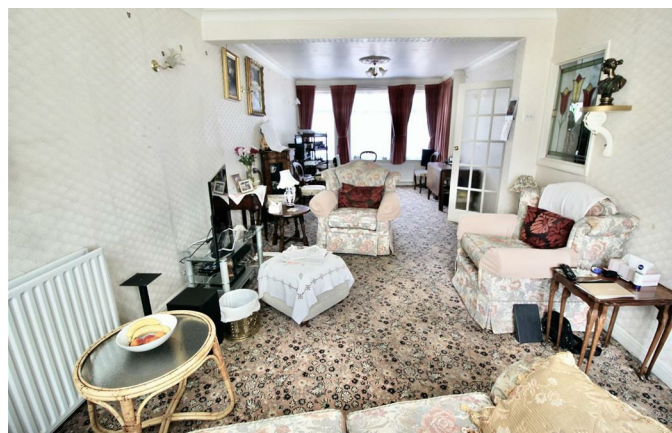
Entrance Hall

Stairs to first floor, door to

Lounge / Diner

26'10" x 10'9" (8.19 x 3.30)

Double glazed windows to front, leading to



Kitchen

13'2" x 5'9" (4.02 x 1.76)

Eye and base level units, work surfaces, built in 4 ring gas hob with built in electric oven, single drainer sink unit, space and plumbing for washing machine & tumble dryer, space for fridge, double glazed window to side

Conservatory

11'1" x 9'1" (3.39 x 2.77)

Double glazed double doors and windows to rear garden, radiator, door to

Downstairs Shower Room

Shower tray with electric shower unit, low level wc, wash hand basin, fully tiled floors & walls, double glazed window to rear.

Stairs to First Floor

doors to

Bedroom 1

14'1" x 10'9" (4.30 x 3.30)

Double glazed window to front, full length wardrobes, radiator

Bedroom 2

11'11" x 10'11" (3.65 x 3.33)

Double glazed window to rear, radiator

Bedroom 3

9'9" x 5'11" (2.98 x 1.82)

Double glazed window to front, radiator

Bathroom

Panel enclosed bath, low level wc, pedestal wash hand basin, tiled walls, double glazed window to rear

Outside

Front

Off street parking , enclosed by brick wall, shared drive to side leading to

Garage

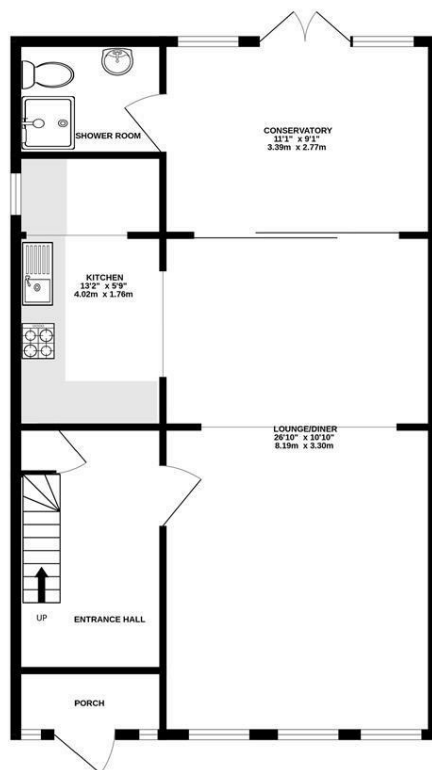
Access via Shared Drive

Rear

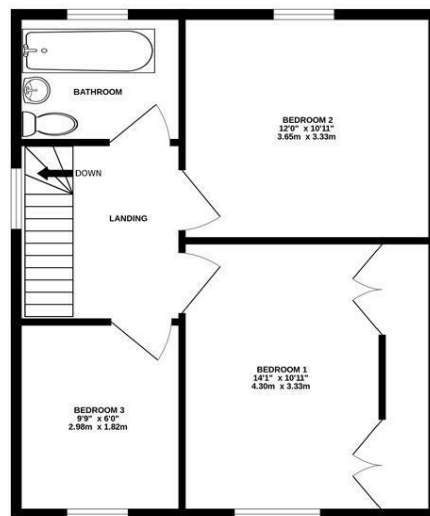
Paved patio leading to lawned area with well stocked flower beds fully enclosed by brick wall and panel fencing.



GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



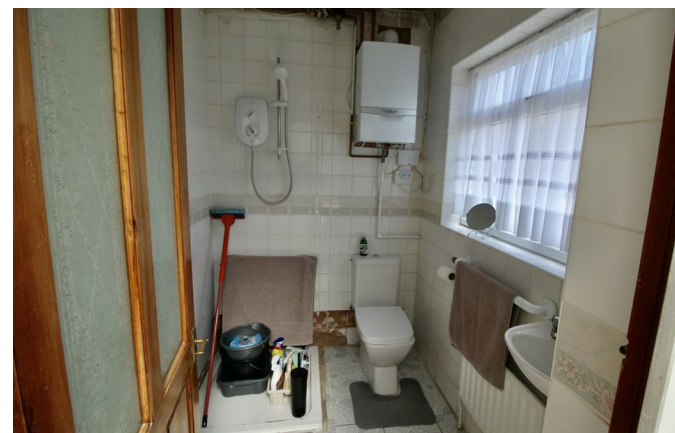
1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 953 sq.ft. (88.5 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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55 The Broadway, Greenford, Middlesex, UB6 9PN
020 8575 7722
enquiries@evanson-line.com
www.altosoftware.co.uk

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	