



82 Windmill Lane, Greenford, UB6 9DS

£499,950

**EVANIS**  
& COMPANY

## Windmill Lane Greenford

- End of Terrace House
- Own Drive to Garage
- 3 Bedrooms
- 2 Reception Rooms
- Double Glazed Windows
- Gas Central Heating
- Walking Distance of Greenford Broadway
- Walking Distance of Transport Links
- No Upper Chain

Evans & Company are pleased to offer this 3 bedroom end of terrace house benefiting from having Own Drive to Garage on the side additional features include 2 separate reception rooms, private rear garden, double glazed windows and gas central heating. The property is located within walking distance of Greenford Broadway with access to shopping and transport facilities.

### Covered Entrance

Front door to

### Entrance Hall

Stairs to first floor, radiator, doors to



### Reception 1

14'3" x 8'10" (4.36 x 2.71)

Double glazed window to front, radiator, power points

### Reception 2

12'7" x 10'5" (3.86 x 3.18)

radiator, double doors to

### Conservatory

10'1" x 9'7" (3.09 x 2.94)

Windows and double doors to rear garden

### Kitchen

8'6" x 7'1" (2.61 x 2.16)

Eye and base level units, single drainer sink unit, space and plumbing for washing machine, double glazed windows to rear and side, door to side providing access to rear garden and garage

### Stairs to First Floor

Built in Airing Cupboard, doors to

### Bedroom 1

12'5" x 10'2" (3.79 x 3.12)

Double glazed window to front, radiator, power points

### Bedroom 2

11'11" x 10'0" (3.65 x 3.06)

Double glazed window to rear, radiator, power points

### Bedroom 3

8'3" x 7'5" (2.52 x 2.27)

Double glazed window to front, radiator, power points

### Bathroom

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

### Separate WC

Low level wc, double glazed window to rear

### Outside

#### Front

Enclosed garden, Gates to

#### Own Drive to Garage

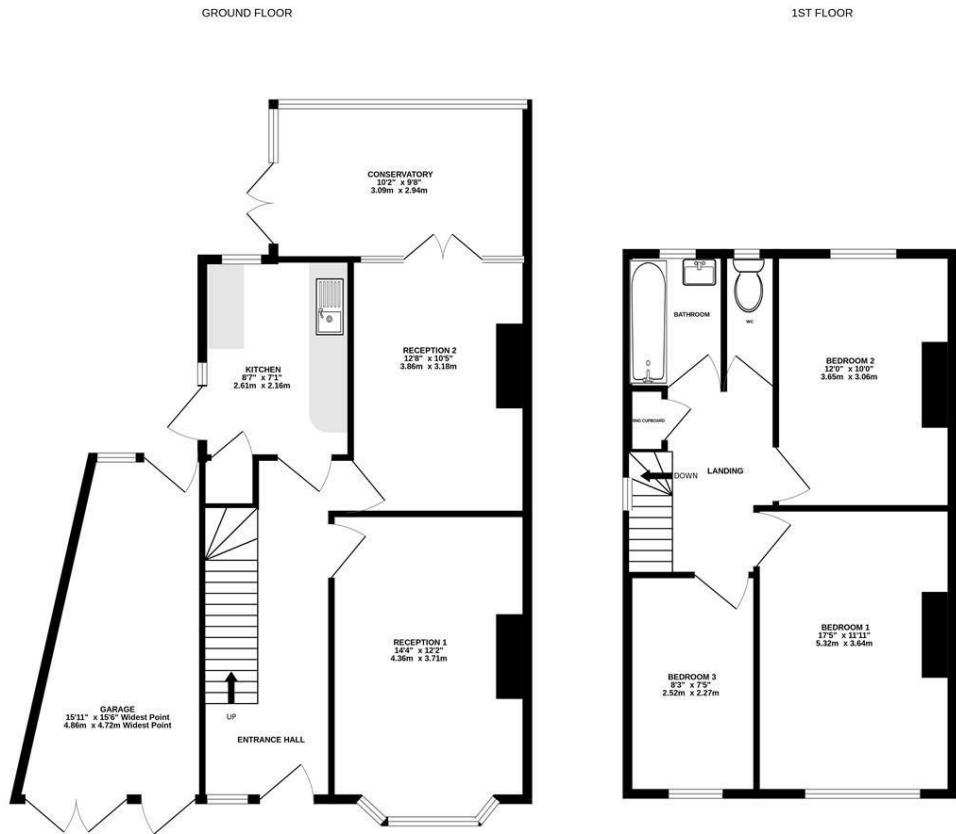
15'11" x 15'5" (widest point) (4.86 x 4.72 (widest point))

Double Doors, light and lower, door to rear providing access to rear

#### Rear

Paved patio leading to lawned area, hardstanding for shed enclosed by fencing





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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(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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