



34 Ellesmere Road, Greenford, UB6 9ET

£630,000

EVANS
& COMPANY

Ellesmere Road Greenford

- Spacious 4 bedroom Family Home
- Off Street Parking
- Lounge
- Family Area
- Modern Kitchen / Breakfast Room
- Downstairs Shower Room
- Family Bathroom
- Double Glazed
- Gas Central Heating
- Walking Distance from Greenford Broadway

Located in a popular residential area Evans & Company are pleased to present this spacious 4 bedroom family home which was newly built in 2011. Its features include off street parking, downstairs shower room and upstairs family bathroom, private rear garden stocked with a variety of fruit trees. The property is located within 5 mins walk of Greenford Broadway's shopping and transport links.

Double glazed front door

Entrance Hall

Wood flooring, radiator, stairs to first floor landing, doors to



Downstairs Shower Room

1.80 x 1.75

Fully tiled shower cubicle, low-level WC, vanity unit wash hand basin, fully tiled walls, fully tiled floors, chrome heated towel rail.

Lounge

13'1" x 10'9" (4.00 x 3.28)

Double glazed by window to front, wood flooring, radiator, PowerPoint

Dining Area

10'9" x 10'0" (3.28 x 3.07)

Wood flooring, double glazed window to side, open plan leading to

Kitchen / Breakfast Room

10'11" x 17'2" (3.34 x 5.24)

Modern range of eye and base level storage units, roll edge work surfaces, built-in electric oven, gas hob inset into work surface with overhead extractor hood, single drainer sink unit, integrated washing machine, integrated dishwasher, double glazed windows to rear, double glazed sliding doors to rear garden, tiled floors, radiator, PowerPoint

Stairs to First Floor

Doors to

Bedroom 1

14'1" x 10'10" (4.30 x 3.31)

Double glazed window to front, inset, ceiling, spotlights, and wood floors, radiator, PowerPoint.

Bedroom 2

13'1" x 8'9" (4.00 x 2.67)

Double glazed window to rear, laminate, wood floor, radiator, PowerPoint.

Bedroom 3

15'3" x 7'11" (4.65 x 2.43)

Double glazed window to rear, radiator Laminate wood floor, PowerPoint.

Bedroom 4

7'9" x 5'10" (2.37 x 1.80)

Double glaze window, front, wood floor, radiator, power points.C

Bathroom

Panel, enclosed bath with mixer, taps and shower, low level, WC, vanity, unit wash and basin, fully tiled floors and walls, double glazed window to side, chrome, heated towel rail

Outside

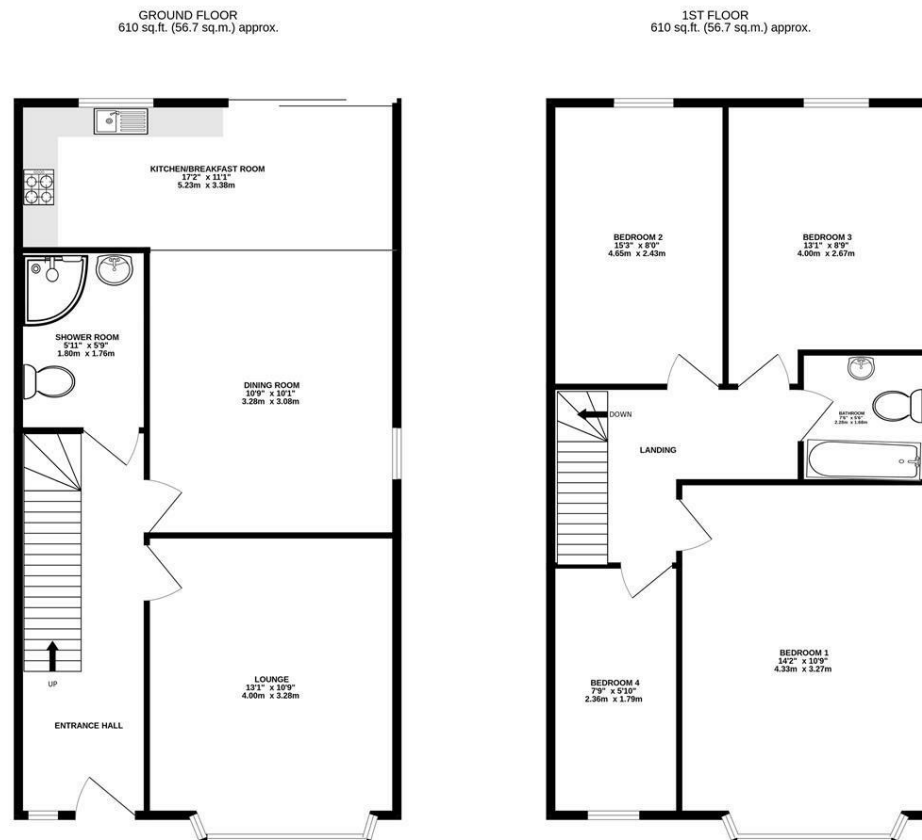
Front

Paved drive providing off street parking, side access to

Rear

Pave patio area leading to lawn area, fully enclosed by panel Fencing stocked with variety of tree and shrubs, including one pear, plum and fig trees

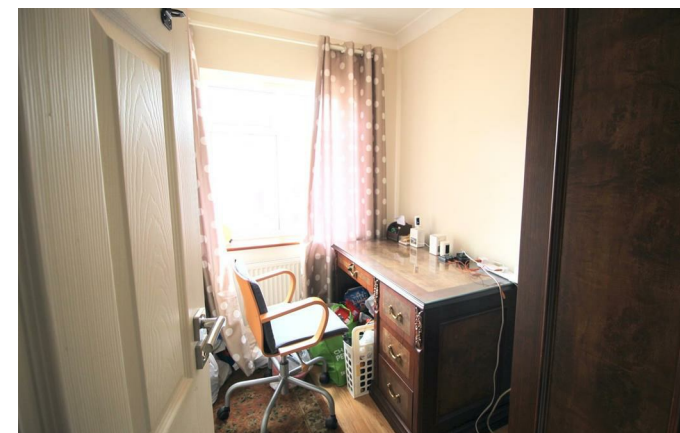




TOTAL FLOOR AREA : 611sq.ft. (56.7 sq.m.) approx.

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	