



9 Morningside Road, Greenford, UB6 9HJ

£500,000

**EVANS**  
& COMPANY

# Mornington Road Greenford

- End Terraced House
- 3 Bedrooms
- Through Longe
- Double glazed
- Gas Central Heating
- Garage
- No Upper Chain

Evans & Company are pleased to present this spacious 3 bedroom end terraced family home located within walking distance of local shops and transport links. The property is offered with no upper chain and features include double glazed windows, gas central heating and a garage.

## Porch

Double glazed sliding door to

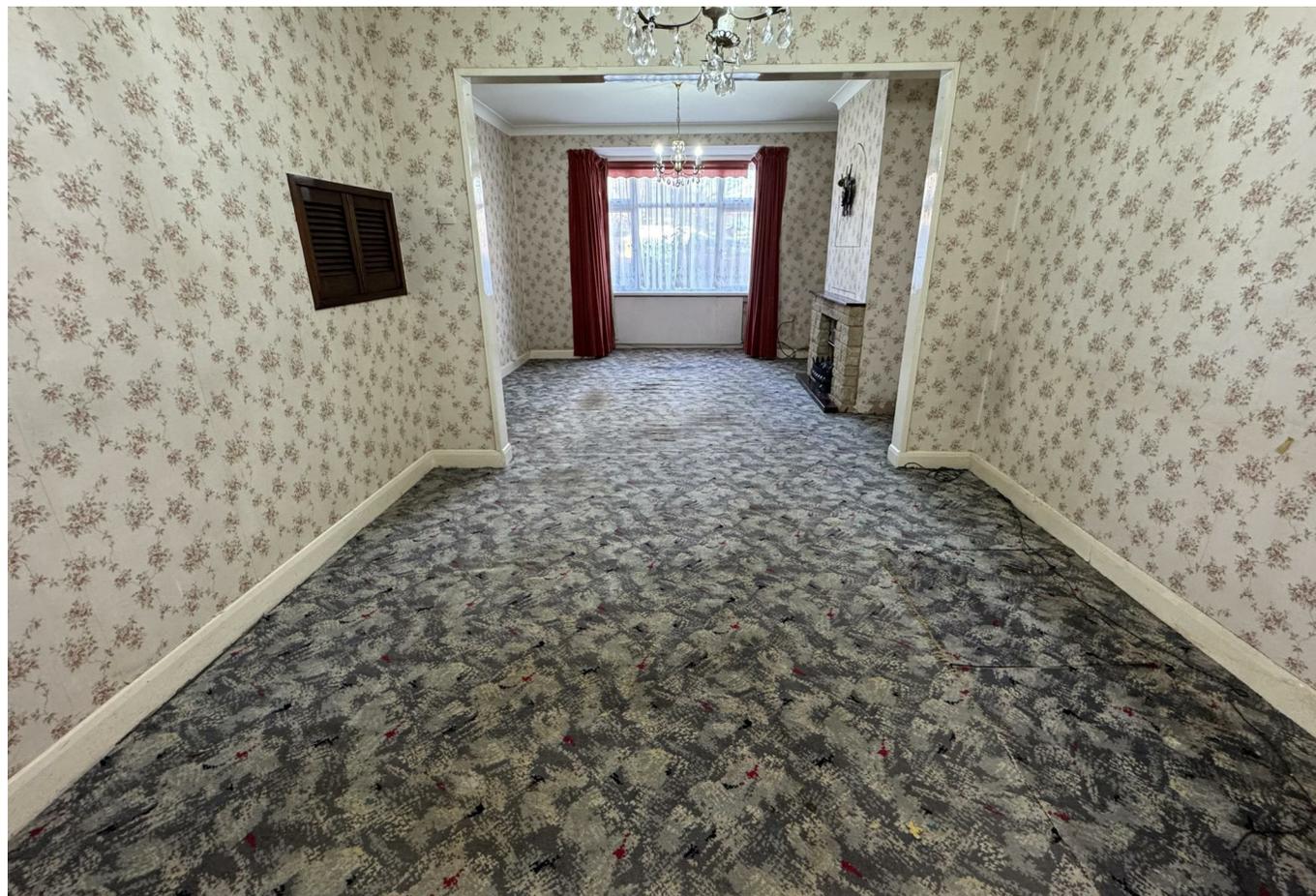
## Entrance Hall

Stairs to first floor, radiator, doors to

## Lounge Area

12'0" x 11'6" (3.66 x 3.52)

Double glazed window to front, radiator, open plan to



## Dining Area

11'6" x 10'11" (3.51 x 3.34)

Radiator

## Kitchen

11'10" x 6'5" (3.62 x 1.96)

Single drainer sink unit, space for cooker, door to

## Conservatory

17'10" x 7'8" (5.44 x 2.36)

Double doors to rear garden

## First Floor

### Bedroom 1

13'11" x 11'2" (4.26 x 3.42)

Double glazed window to front, radiator, built in cupboards

### Bedroom 2

11'5" x 10'0" (3.50 x 3.05)

Double glazed window to rear, radiator, built in cupboards

### Bedroom 3

7'10" x 6'5" (2.40 x 1.96)

Double glazed window to front, radiator

## Bathroom

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

## Outside

### Front

Garden area enclosed by low level brick wall, shared drive to side leading to

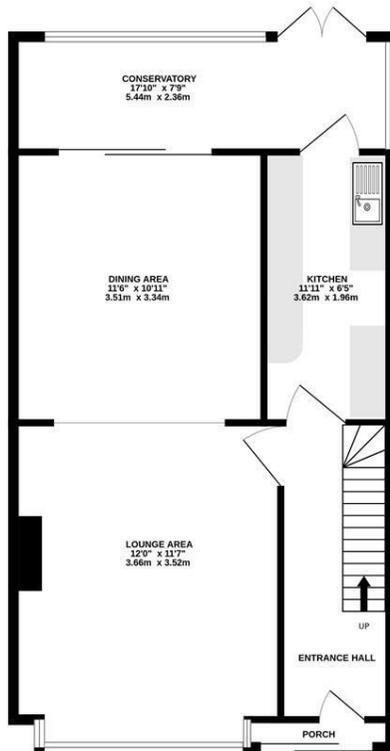
### Rear

Patio area leading to lawned area, path to

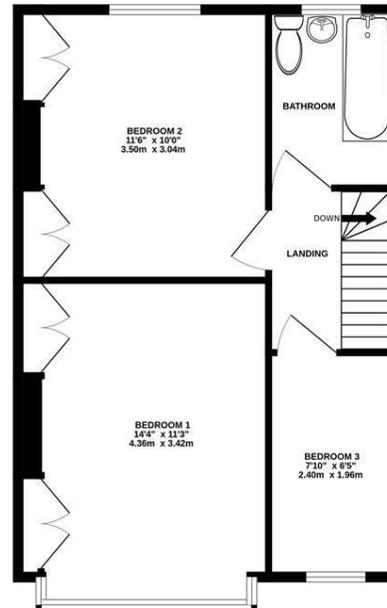
## Garage



GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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	66	80

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		