



46 Stanhope Park Road, Greenford, Middlesex, UB6 9LU

£525,000

**EVANS**  
& COMPANY

# Stanhope Park Road Middlesex

- 2/ 3 Bedroom Semi Detached Bungalow
- Double Glazed
- Gas Central Heating
- Off Street Parking
- Walking distance from Greenford Broadway
- No Upper Chain
- 3/2 Reception Rooms
- Private Rear Garden

Evans & Company are pleased to present this spacious semi detached bungalow which can be configured to suit the incoming buyer. The property boasts 5 rooms currently configured as 3 bedrooms and 2 reception rooms but could easily have the accommodation changed to suit. The property boasts features that include double glazed windows, gas central heating and benefits from off street parking and a private rear garden. The property is located within a few minutes walk of Greenford Broadway providing easy access to local shops and transport links.

**Covered Entrance**  
Front door to



## Entrance Hall

doors to

## Bedroom 1 / Reception

14'5" x 10'2" (4.40 x 3.10)

Double glazed bay window to front, radiator

## Bedroom 2

9'2" x 9'0" (2.80 x 2.75)

Double glazed window to front, built in wardrobes, radiator

## Reception 2

11'10" x 10'2" (3.62 x 3.10)

Fitted cupboards, radiator, double doors to

## Reception 3

11'4" x 8'10" (3.46 x 2.70)

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

## Kitchen

9'2" x 7'6" (2.80 x 2.30)

Modern range of eye and base level storage units, single drainer sink unit, double glazed window to side, tiled walls,

## Utility Room / Bedroom 3

9'2" x 7'11" (2.80 x 2.43)

Double glazed window to rear, built in cupboards

## Bathroom

Panel enclosed bath, low level wc, wash nah basin, tiled walls, double glazed window window to side

## Outside

## Front

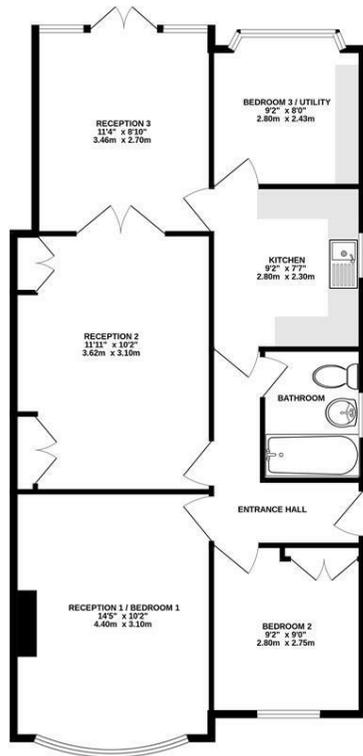
Own drive providing off street parking for 2/3 cars, small garden area enclosed by brick wall, side access to

## Rear

Paved patio leading to lawned area, hardstanding for shed



GROUND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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	79
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	48
(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	



55 The Broadway, Greenford, Middlesex, UB6 9PN  
020 8575 7722  
enquiries@evanson-line.com  
www.altosoftware.co.uk