



**174 Windmill Lane
Greenford, UB6 9DP**

£625,000

Evans & Company are pleased to present this EXTENDED 3/4 bedroom family home located in a prime residential road just a few minutes walk from Greenford Broadway. The property boasts off street parking for 2/3 cars, double glazed windows, gas central heating, a full width rear extension and private rear garden.

174 Windmill Lane, Greenford, UB6 9DP

Covered Entrance

Front door to

Entrance Hall

Stairs to first floor, doors to

Lounge

16'11" x 11'6" (5.18 x 3.52)



Double glazed window to front, leading into

Kitchen / Breakfast Room

23'0" x 11'4" (7.03 x 3.46)



Eye and base level storage units, space for fridge/freezer, stainless steel sink unit, radiator, double glazed window and French door to rear garden.

Reception / Bedroom 4

10'6" x 8'11" (3.22 x 2.72)



Double glazed window to side, radiator, storage cupboard

Bathroom



Panel enclosed bath, electric shower unit, low level wc, wash hand basin, tiled walls, double glazed window to side

Stairs to First Floor

Doors to

Bedroom 1

16'11" x 9'3" (5.18 x 2.82)



Double glazed window to front & rear, radiator,

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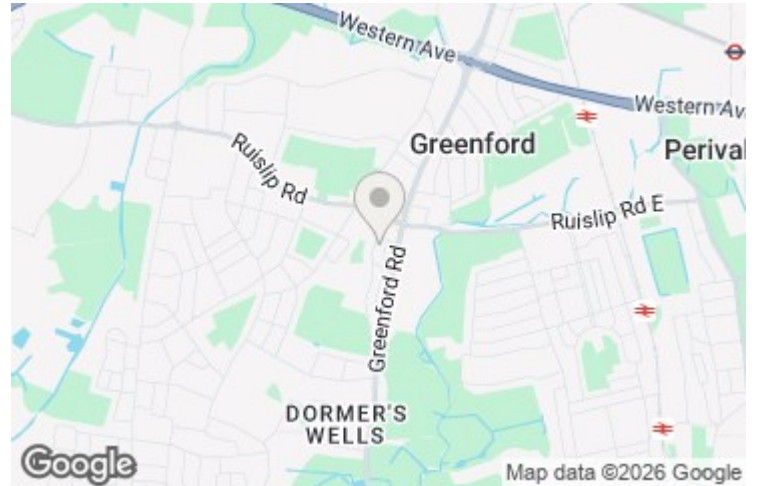
Bedroom 2

14'1" x 8'9" (4.31 x 2.69)



Double glazed windows to front, radiator

Paved patio with retaining wall leading to artificial grass and shingle area, hardstanding for shed, enclosed by fencing



Bedroom 3

8'11" x 8'0" (2.74 x 2.44)



Double glazed window to rear, radiator

Outside

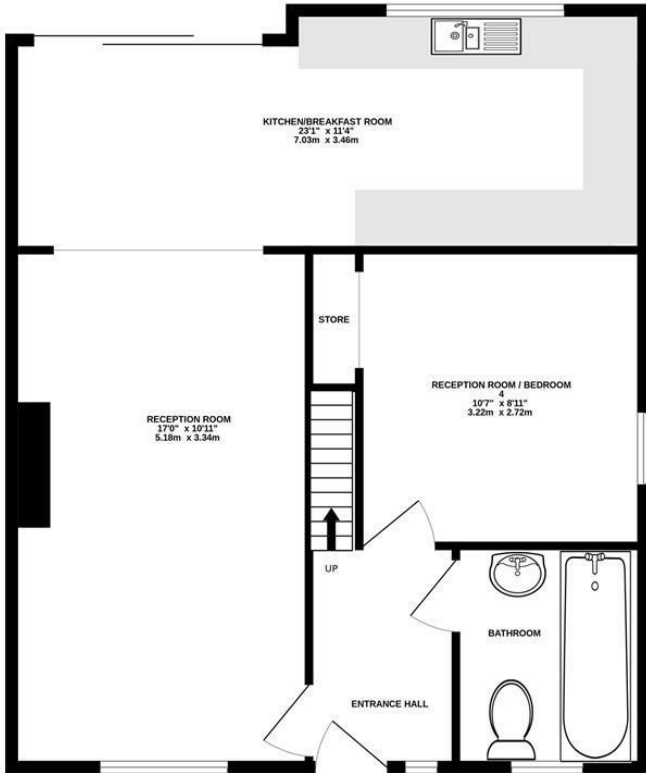
Front

Off street parking for 2/3 cars, side access to

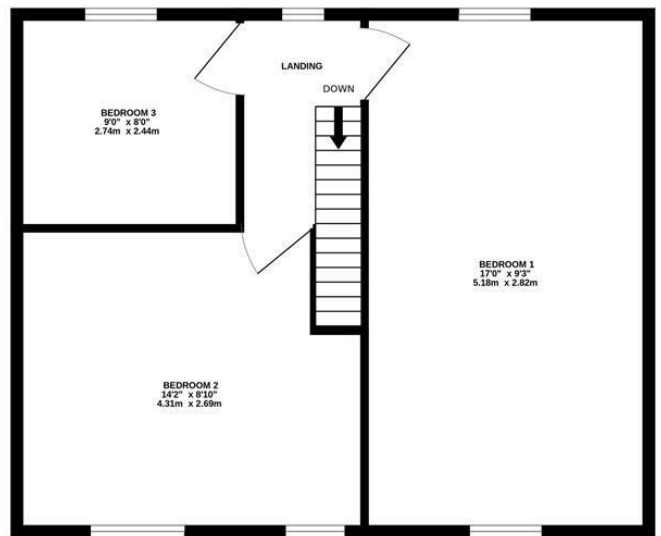
Rear



GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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	65	78

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		