



68 Millet Road, Greenford, UB6 9SH  
£525,000

**EVANS**  
& COMPANY



# Millet Road Greenford

- End Terraced House
- 3 Bedrooms
- Double Glazed Windows
- Electric Economy 7 Heating
- Westridge Estate
- No Upper Chain
- Through Lounge

Situated in a popular residential part of the Westridge Estate, Evans & Company are pleased to offer this spacious 3 bedroom bay fronted end terraced house. The property is offered with no upper chain and benefits from having a private rear garden, electric heating, through lounge and double glazed windows.

## Porch

Double glazed front door to

## Entrance Hall

Stairs to first floor, Economy 7 heater, doors to

## Lounge

12'11" x 10'1" (3.95 x 3.08)

Double glazed bay window to front, power points, open to





### Dining Area

12'2" x 9'8" (3.71 x 2.96)

Economy 7 heater, double glazed sliding door to rear garden, power points.

### Kitchen

9'1" x 5'10" (2.77 x 1.80)

Base unit, single drainer sink unit with mixer taps, double glazed window and door to rear garden

### Stairs to First Floor

Doors to

### Bedroom 1

14'0" x 9'10" (4.29 x 3.01)

Double glazed bay window to front, fitted wardrobes, power points

### Bedroom 2

12'3" x 9'11" (3.75 x 3.04)

Double glazed window to rear, power points

### Bedroom 3

8'5" x 5'9" (2.57 x 1.77)

Double glazed window to front, power points

### Bathroom

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

### Outside

#### Front

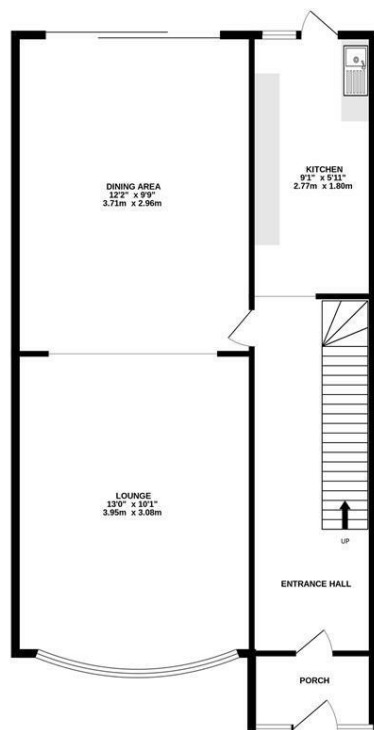
Flower borders, side access to

#### Rear

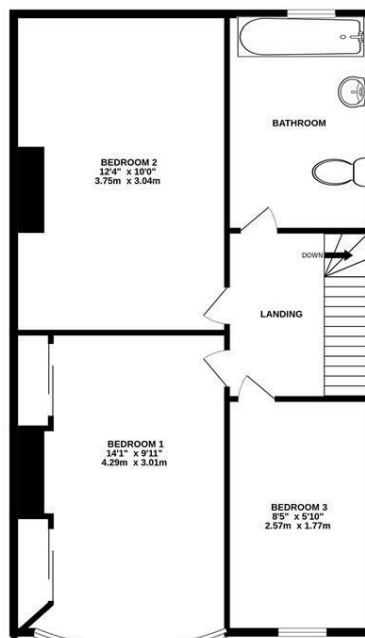
Concrete patio area leading to lawned area, enclosed by fencing



GROUND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 805 sq.ft. (74.8 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 <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	