



99 Portland Crescent, Greenford, UB6 9EX

£499,995

**EVANS**  
& COMPANY

# Portland Crescent Greenford

- Mid Terraced House
- 3 Bedrooms
- Double Glazed Windows
- Gas Central Heating
- Off Street Parking
- No Upper Chain
- 2 Separate Reception Rooms
- Sun Room
- Downstairs WC

Evans & Company are pleased to offer this spacious 3 bedroom family home located in a quiet residential road within walking distance of Greenford Broadway. Features include off street parking, 2 reception rooms, sun room, downstairs wc, private rear garden with rear access, double glazed windows and gas central heating. The property is offered with no upper chain

## Porch

Double glazed windows and doors to

## Entrance Hall

Stairs to First Floor, radiator, doors to



### Lounge

14'3" x 12'6" (4.36 x 3.83)

Double glazed bay window to front, radiator, power points, wood floors

### Dining Room

12'0" x 10'11" (3.66 x 3.35)

Double glazed double doors, laminate floors, radiator, power points

### Kitchen

8'11" x 6'9" (2.73 x 2.08)

Eye and base level storage units, single drainer sink, double glazed door to

### Sun Room

14'7" x 7'8" (4.45 x 2.35)

Double glazed windows and doors to rear garden, door to

### Downstairs WC

Low level wc, wash hand basin, double glazed window to rear

### Stairs to First Floor

Doors to

### Bedroom 1

14'3" x 11'0" (4.36 x 3.37)

Double glazed bay window to front, fitted wardrobes, laminate floors, radiator, power points

### Bedroom 2

12'0" x 11'8" (3.67 x 3.57)

Double glazed window to rear, cupboard housing boiler, laminate floor, fitted wardrobe, radiator, power points

### Bedroom 3

9'4" x 6'11" (2.85 x 2.12)

Double glazed window to front, laminate wood floor, radiator, power points

### Shower Room

Tiled shower cubicle, low level wc, wash hand basin, double glazed window to rear

### Outside

#### Front

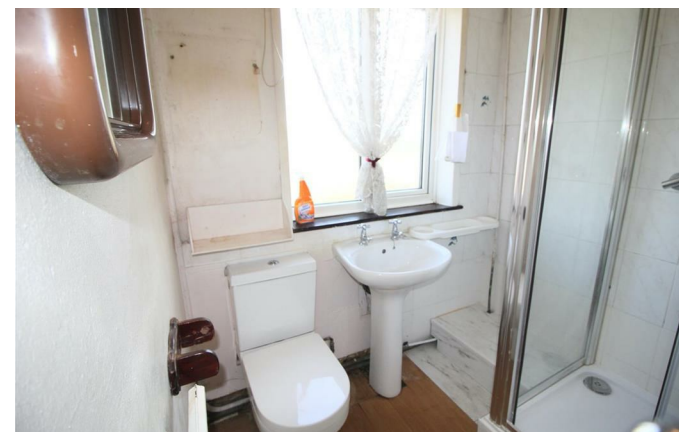
Off street parking for 1 car

#### Rear

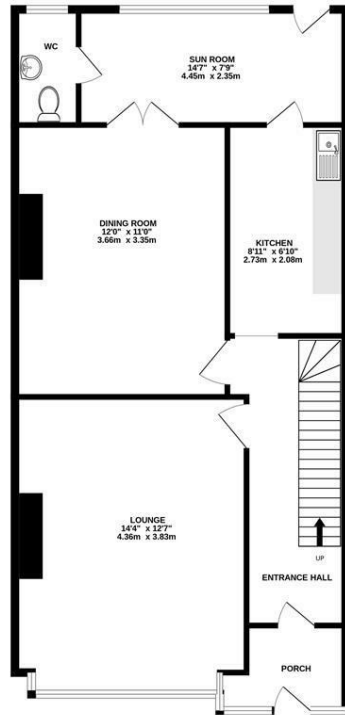
Patio area leading to lawned area, enclosed by fencing, pathway leading to

### Garage / Storage

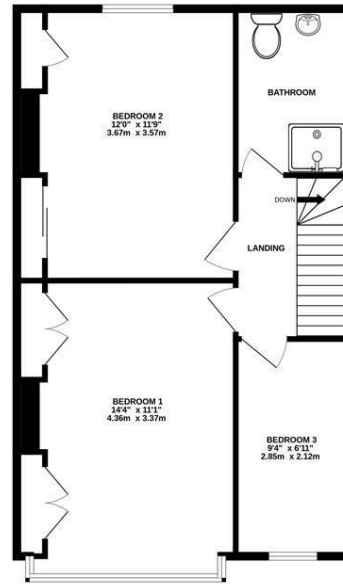
with access from rear shared drive



GROUND FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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<br>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<br>2002/91/EC |           |