



6 Hedgerley Gardens, Greenford, UB6 9NT
£525,000

EVANS
& COMPANY

Hedgerley Gardens Greenford

- Semi Detached House
- 3 Bedrooms
- 2 Inter Connecting Reception Rooms
- Double Glazed Windows
- Gas Central Heating
- Garage
- Prime Westridge Location
- Walking distance of Schools
- Easy access to A40

Evans & Company are pleased to offer this 3 bedroom semi detached house located in a premier road on the Westridge Estate in Greenford. The property boast features that include double glazing, gas central heating, garage and is offered with no upper chain.

Entrance Hall

Stairs to first floor, doors to

Lounge

13'3" x 11'11" (4.04 x 3.64)

Double glazed window to front, laminate floor, double doors to



Dining Room

10'7" x 9'10" (3.25 x 3.01)

Double glazed sliding door to rear garden, laminate floor

Kitchen

11'2" x 7'10" (3.41 x 2.39)

Eye and base level storage units, space and plumbing for washing machine, gas cooker point, double glazed window and door to rear garden

Stairs to First Floor

doors to

Bedroom 1

13'1" x 8'7" (4.00 x 2.63)

Full length fitted wardrobe

Bedroom 2

10'8" x 8'8" (3.27 x 2.66)

Full length fitted wardrobe

Bedroom 3

8'6" x 7'7" (2.61 x 2.33)

Bathroom

Panel enclosed bath, wash hand basin, low level wc, electric shower

Outside

Front

Front garden enclosed by fencing, side access to

Rear

Concrete patio area leading to lawned area, enclosed by fencing access to

Garage

17'4" x 9'6" (5.30 x 2.92)

Swing open double doors, light & power



The image displays two floor plans for a house. The top plan is the Ground Floor, and the bottom plan is the 1st Floor.

GROUND FLOOR

The Ground Floor plan shows a rectangular layout with a central entrance hall. The rooms and their dimensions are:

- LIVING ROOM:** 19'8" x 9'11" (5.93m x 2.69m)
- KITCHEN:** 12'2" x 7'10" (3.65m x 2.10m)
- LOUNGE:** 19'7" x 11'11" (5.90m x 3.44m)
- STORE:** A small storage area near the kitchen.
- ENTRANCE HALL:** The central area with a staircase leading up.
- PORCH:** A small outdoor area at the front entrance.
- GARAGE:** 17'0" x 9'7" (5.09m x 2.92m), located at the rear of the property.

1ST FLOOR

The 1st Floor plan shows a layout with three bedrooms, a bathroom, and a landing. The rooms and their dimensions are:

- BEDROOM 1:** 12'2" x 9'5" To Wardrobe (3.65m x 2.85m To Wardrobe)
- BEDROOM 2:** 12'8" x 9'5" To Wardrobe (3.89m x 2.85m To Wardrobe)
- BEDROOM 3:** 8'7" x 7'8" (2.61m x 2.33m)
- BATHROOM:** Located near the landing.
- LANDING:** The central area with stairs leading up and down.
- WARDROBE:** Two wardrobes, one for Bedroom 1 and one for Bedroom 2.

The floor plan shows a rectangular layout. On the left side, there are two bedrooms, each with a long, narrow wardrobe on its left wall. The top bedroom is labeled 'BEDROOM 2' and the bottom one 'BEDROOM 1'. On the right side, there is a bathroom at the top, a landing in the middle, and a third bedroom at the bottom. The landing features a staircase and a door leading to the bathroom. The third bedroom has a door leading to the landing. The overall layout is efficient, maximizing the use of space with built-in wardrobes and a central landing area.

BEDROOM 2
18'6" x 15'0" To Wardrobe
3.27m x 2.66m To Wardrobe

WARDROBE

BATHROOM

LANDING

BEDROOM 1
12'1" x 10'7" To Wardrobe
4.00m x 2.63m To Wardrobe

WARDROBE

BEDROOM 3
8'7" x 7'5"
2.65m x 2.33m

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

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 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			