



21 Canterbury Close, Greenford, UB6 9DQ
£499,995

EVANS
& COMPANY

Canterbury Close Greenford

- End Terraced House
- 3 Bedrooms
- Double Glazed Windows
- Gas Central Heating
- Own Drive to Garage
- Modern Kitchen with built in Oven & Hob
- Cul De Sac Location

Evans & Company are pleased to present this 3 bedroom End Terraced Home located in a quiet cut de sac. The property has maintained to a good standard throughout and now offers a lounge opening into an open plan Kitchen / Breakfast Rooms, the first floor offers 3 good size bedrooms and features include an Own Drive to Garage on the side, Double Glazed Windows, Gas Central Heating, and a 55sqmtr Rear Garden.

Front Door to

Entrance Hall

Stairs to first floor, door to

Lounge

13'8" x 11'7" (4.17 x 3.54)

Double glazed window to front, radiator, double doors to



Kitchen / Breakfast Room

15'2" x 11'1" (4.64 x 3.38)

Modern range of eye and base level storage units, granite work surfaces, built in electric oven, 4 ring gas hob with overhead extractor, single bowl sink unit, space for fridge/freezer, space and plumbing for washing machine, power points, tiled floor, power points, double glazed window and double doors to rear garden.

Stairs to First Floor

Access hatch to loft, cupboard, doors to

Bedroom 1

12'0" x 8'10" (3.67 x 2.71)

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

Bedroom 2

10'1" x 8'7" (3.09 x 2.62)

Built in wardrobe, double glazed window to rear, radiator, power points

Bedroom 3

9'1" x 5'11" (2.78 x 1.82)

Double glazed window to front, fitted cupboards, radiator, power points

Bathroom

Panel enclosed bath with mixer taps and shower attachment, low level wc, wash hand basin, tiled walls and floor, double glazed window to rear

Outside

Front

Grass area, one drive to side with off street parking, side gate,

Garage

Up and Over door

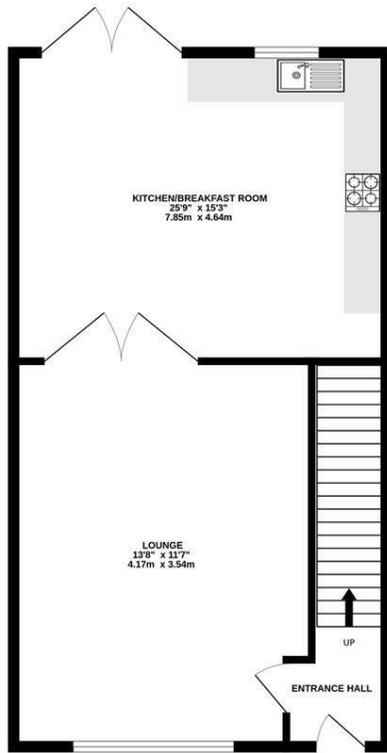
Rear

29'0" x 20'5" (8.85 x 6.23)

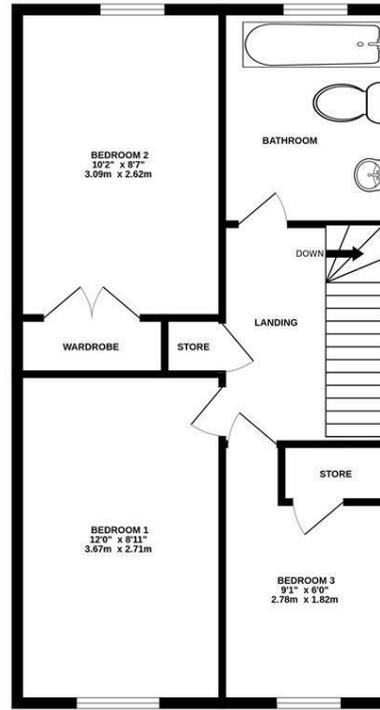
Paved patio area leading to lawned area enclosed by panel fencing



GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



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



TOTAL FLOOR AREA: 784 sq.ft. (72.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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	88

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	

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