



**31 Lyndhurst Road
Greenford, UB6 9QR**

£525,000

Evans & Company are pleased to offer this spacious 3 bedroom family home, the property is located in a quiet residential area within walking distance of Greenford Broadway. The property boasts 3 bedrooms, through lounge, double glazed windows and gas central heating. The property offers a private rear garden and garage

31 Lyndhurst Road, Greenford, UB6 9QR

Double Glazed Entrance Porch

Front door to

Kitchen

8'10" x 6'11" (2.70 x 2.11)



Bedroom 1

11'7" x 12'6" (3.55 x 3.83)



Double glazed window to front, radiator, PowerPoint

Lounge

11'4" x 23'0" (3.47 x 7.03)



Bedroom 2

12'0" x 10'5" (3.67 x 3.19)



Double glazed window to rear, radiator, PowerPoint, built in cupboards.

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Bedroom 3

10'5" x 6'11" (3.19 x 2.12)



Rear



Concrete patio area closed by low-level brick wall leading to lawn area, enclosed by brick wall and panel, fencing, pathway leading to

Bathroom



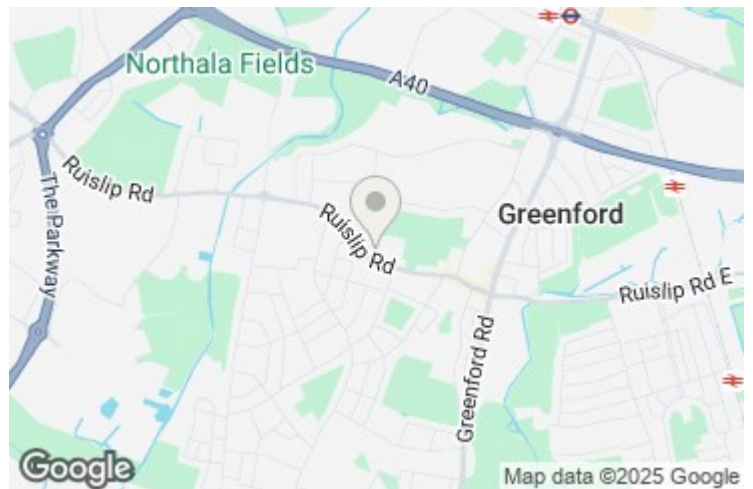
Panel, enclosed bath with mixer, taps, low-level, WC, vanity, unit wash, hand, basin, fully tiled walls, radiator double glazed window rear

Garage

17'4" x 7'2" (5.3 x 2.2)

Entrance Hall

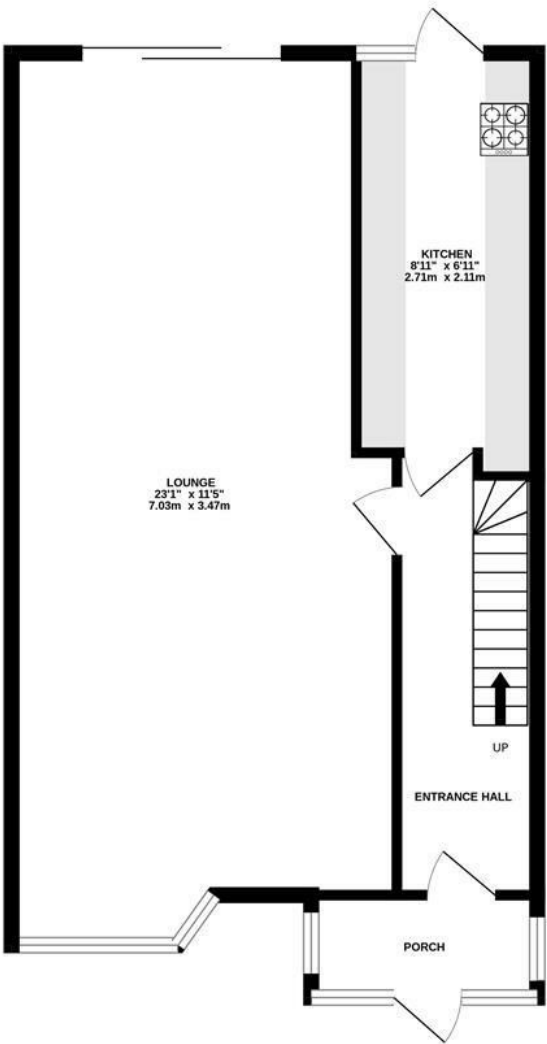
Stairs to first floor, doors to



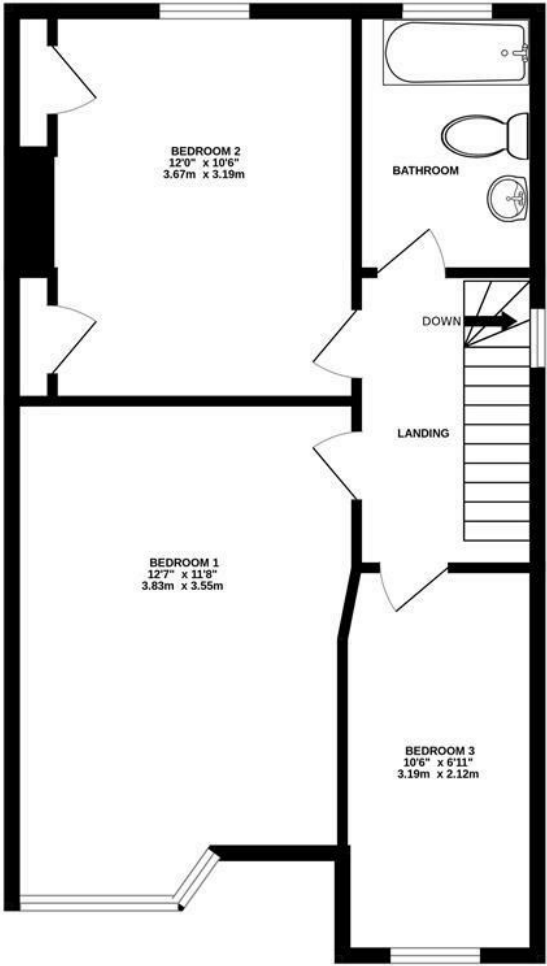
Outside

Front

GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 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 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		