



77 Costons Lane, Greenford, UB6 8RS
£395,000

EVANS
& COMPANY

Costons Lane Greenford

- First Floor Maisonette
- 2 Bedrooms
- Dining Area / Potential Bedroom 3
- Double Glazed
- Own Drive to Garage
- Private Rear Garden backing onto Nature Reserve
- Modern Fitted Kitchen
- Modern Shower Room
- Gas Central Heating
- 941 Year Lease



Evans & Company are pleased to present this immaculate 2/3 bedroom first floor maisonette located in prime residential spot with walking distance of Greenford Broadways's shopping & transport link and backing onto a nature reserve. Externally the property benefits from a replacement roof in 2019 (Guaranteed until 2029), internally the property has been upgraded with a refitted shower room and refitted modern kitchen with built in oven & hob as well as having had a new boiler fitted in November with a 10 year Guarantee. Additional features include a separate dining area (potential to convert to 3rd bedroom), beautifully maintained garden with brick built Summerhouse backing onto a nature reserve and its Own Drive to Garage with light & power.

Covered Entrance

Double glazed front door to , access hatch to loft, radiator, doors to

Lounge

15'0" x 11'4" (4.59 x 3.47)

Double glazed bay window to front, double radiator, wall mounted coal effect gas fire, power points, open plan to

Dining Area

9'1" x 6'0" (2.77 x 1.84)

Double glazed window to front , radiator, power points

Kitchen

11'1" x 7'10" (3.38 x 2.40)

Modern range of eye and base level storage , space and plumbing for washing, single drainer one and a half bowl sink unit with mixer taps , 4 ring gas hob inset into work surfaces, built in gas double oven, space for fridge / freezer, double glazed windows to side and rear, radiator, tiled splash backs, Amtico flooring, power points.

Bedroom 1

11'1" x 10'0" (3.38 x 3.07)

Double glazed window to rear, fitted wardrobes, with inset dressing table , radiator, power points .

Bedroom 2

12'5" x 8'10" (3.80 x 2.70)

Double glazed window , radiator, power points

Shower Room

Fully tiled shower cubicle, low level wc, wash hand basin, fully tiled walls , chrome heated towel rail, double glazed window to rear, Amtico flooring, built in full height cupboard

Outside

Front

Herringbone brick drive providing off street parking, pathway leading to

Garage

24'3" x 9'2" (7.41 x 2.80)

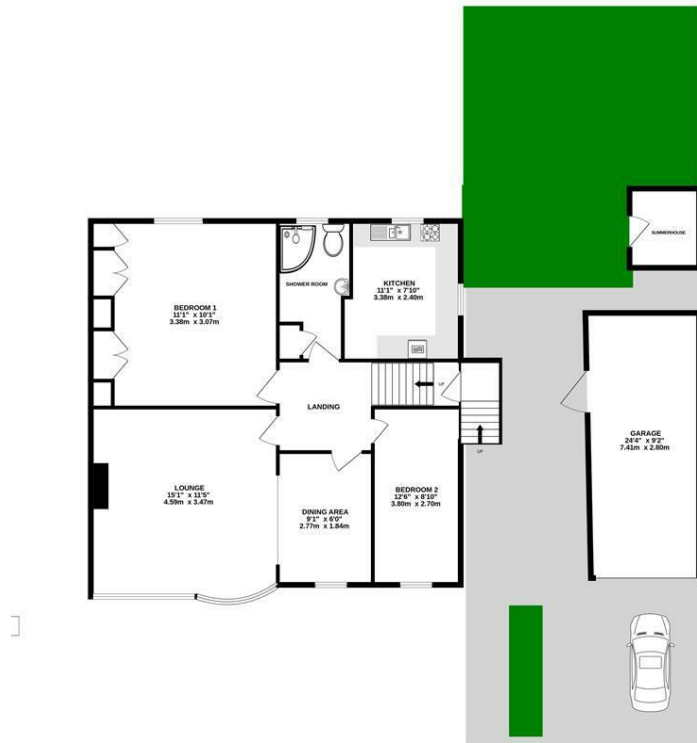
Up and over door, light & power, side doors

Rear

Private gate leading to paved area with well stocked flower beds , brick enclosed fish pond, hard standing with brick built summerhouse with light and power, well maintained lawned area surrounded by variety of tree and shrub borders backing onto nature reserve .



GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA: 714 sq.ft. (66.3 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	