



82 Mornington Road, Greenford, UB6 9HW

£550,000

EVANS
& COMPANY

Mornington Road Greenford

- EXTENDED 3 bedroom Family Home
- Double Glazed
- Gas Central Heating
- Off Street OParking
- Downstairs Shower Room
- Garage
- Rear Garden
- Walking Distance of Shop, Transport Links and Schools
- No Upper Chain

Evans & Company are pleased to present this EXTENDED 3 bedroom family home. The property boasts features that include a full width rear extension, double glazed windows, downstairs shower room, gas central heating, off street parking, a private rear garden and garage with rear access. The property is located within walking distance of Greenford Broadway providing easy access to local shops, schools and transport links.

Double Glazed Porch

Front foot to

Entrance Hall

Stairs to first floor, doors to



Lounge Area

14'4" x 12'4" (4.38 x 3.78)

Double glazed window to front, open plan to

Dining Area

12'0" x 10'11" (3.67 x 3.33)

double glazed sliding door to

Kitchen / Breakfast Room

17'0" x 12'10" (5.20 x 3.93)

Range of eye and base level storage units, space and plumbing for washing machine and dishwasher, double glazed windows and double doors to rear garden

Downstairs Shower Room

Fully tiled shower cubicle, wash hand basin, low level wc

Stairs to First Floor

doors to

Bedroom 1

14'7" x 10'11" (4.47 x 3.34)

double glazed window to front

Bedroom 2

12'1" x 11'8" (3.70 x 3.56)

Double glazed window to rear

Bedroom 3

9'6" x 7'0" (2.91 x 2.15)

Double glazed window to front

Bathroom

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

Outside

Front

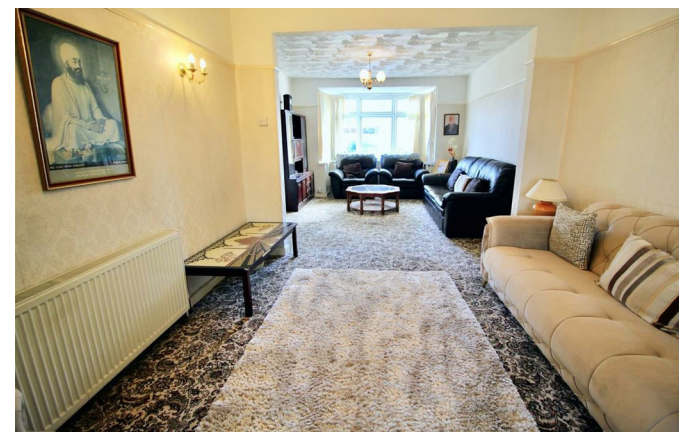
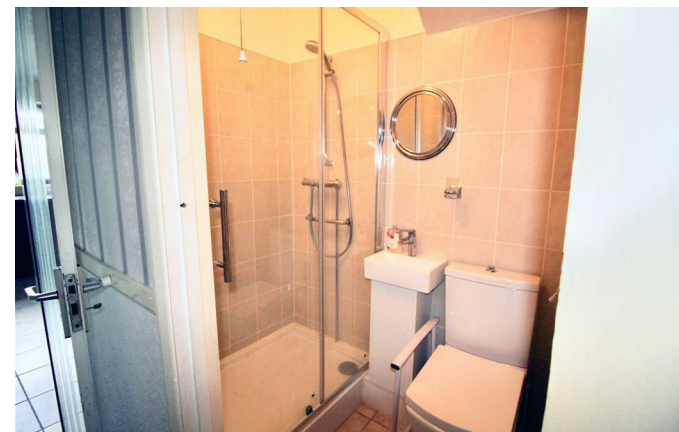
Off street parking to front for 1 car

Rear

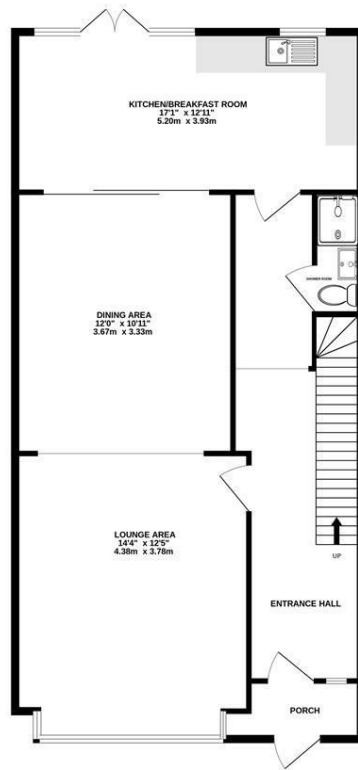
Patio area leading to lawned area, pathway to

Garage

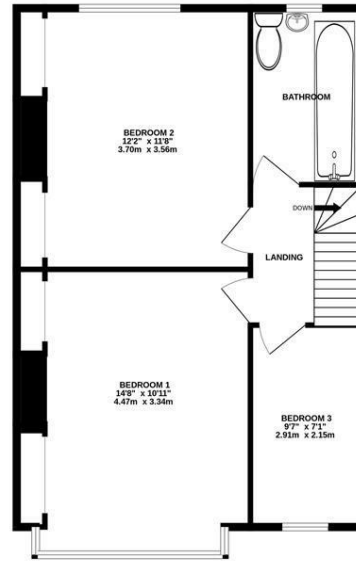
Access via shared drive



GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1118 sq.ft. (103.9 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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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	