



4 Ferrymead Drive, Greenford, UB6 9TS

Offers In Excess Of £520,000

EVANS
& COMPANY

Ferrymead Drive Greenford

- Double glazed
- Central heated
- Off street parking for one car
- Garage with rear access
- Modern and ready to move into
- 3 bedroom mid terrace
- Downstairs shower room
- Open kitchen / diner

Welcome to this three-bedroom mid-terrace house located on Ferrymead Drive in Greenford. This modern property is ready for you to move in to.

The open kitchen and dining area is a highlight of the home, ensuring that you can enjoy cooking and dining in comfort.

The property boasts three well-proportioned bedrooms with two bathrooms.

Outside, you will appreciate the convenience of a garage with rear access, as well as off-street parking at the front of the property.

You will have easy access to local amenities, schools, and transport links.



Entrance Hall

Stairs to first floor, radiator, doors to

Reception Room

12'10" x 11'11" (3.92 x 3.65)

Laminate wood flooring, double glazed windows to front, radiator, inset spotlights, power points

Kitchen / Breakfast Room

17'3" x 13'8" (5.27 x 4.18)

Eye and base level storage units, four ring gas hob, built in electric oven, single drainer stainless steel sink unit with mixer taps, double glazed double doors to rear garden, double glazed windows to rear, laminate flooring, power points, inset spotlights, doors to

Shower Room

6'3" x 2'5" (1.91 x 0.74)

Tiled walls and floors, low level WC, tiled shower, wash hand basin with mixer taps

Bedroom 1

13'8" x 10'8" (4.18 x 3.26)

Double glazed windows to front, power points, radiator, inset spotlights

Bedroom 2

13'7" x 10'8" (4.16 x 3.26)

Double glazed windows to rear, power points, radiator, inset spotlights

Bedroom 3

8'3" x 6'10" (2.52 x 2.10)

Double glazed windows to front, power points, radiator, inset spotlights

Bathroom

6'10" x 6'3" (2.09 x 1.93)

Tiled walls and floors, panel enclosed bath, chrome heated towel rail, low level WC, vanity hand wash basin with mixer taps, double glazed windows to rear, inset spotlights

Outside

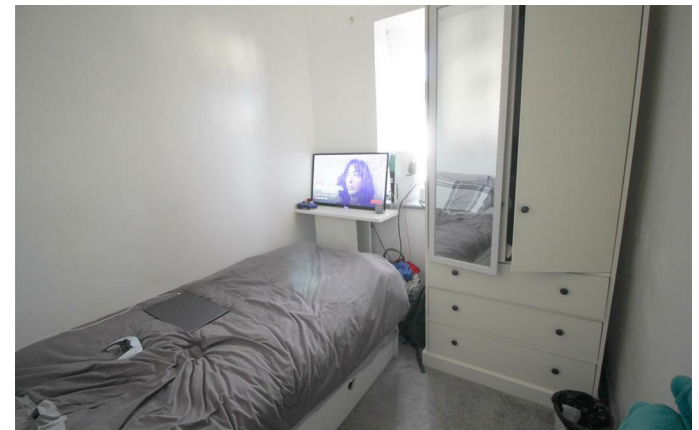
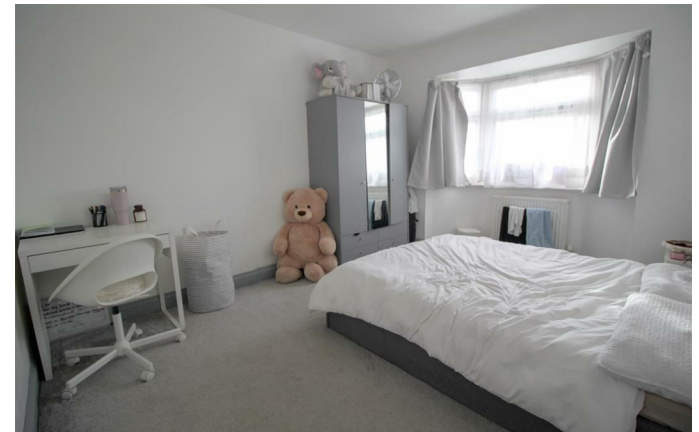
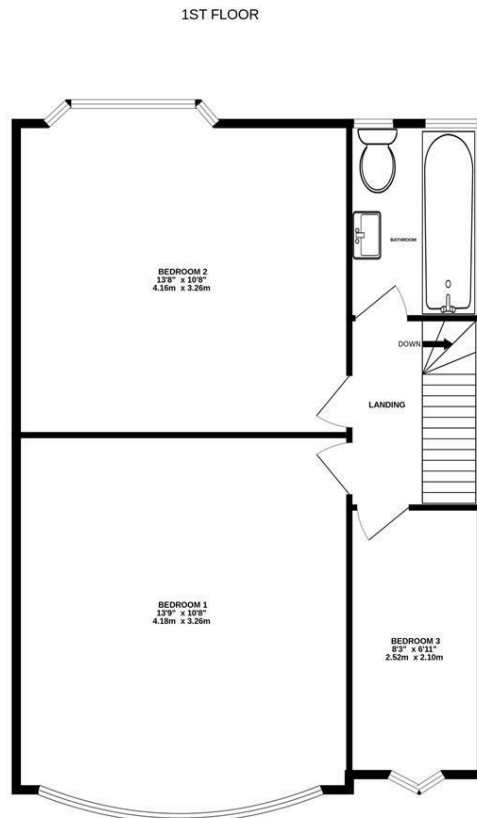
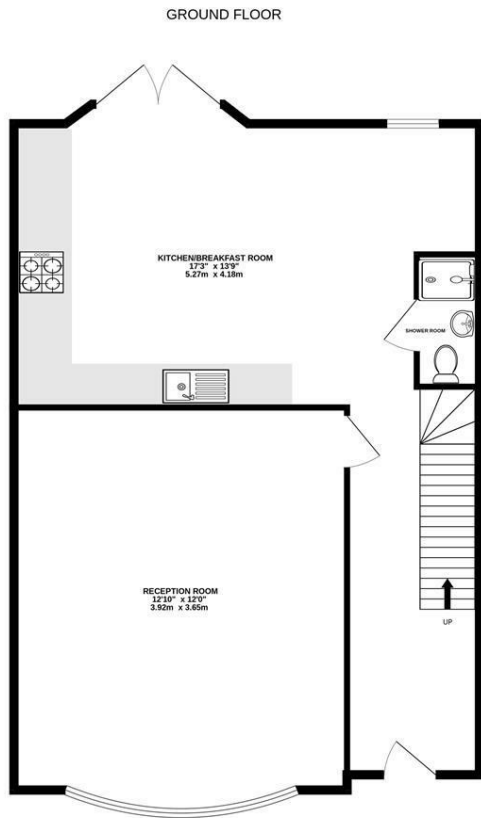
Front

Off street parking for one car

Rear

Wood panel flooring leading to lawn area enclosed by fencing, garage with rear access





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 | 89 |

| 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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