



46 Bennetts Avenue, Greenford, UB6 8AX  
£465,000

**EVANS**  
& COMPANY



# Bennetts Avenue Greenford

- Semi Detached House
- 2 Bedrooms
- Shared Drive to Garage
- Double Glazed
- Gas Central Heating
- Walking distance of Greenford Tube (Central Line)
- Easy access to A40
- Private Rear Garden

Evans & Company are pleased to present this 2 bedroom Semi Detached House located in a popular residential road within a few minutes walk of Greenford Tube Station. The property boasts double glazed windows, gas central heating, shared drive providing access to garage. The property is offered with no upper chain

Double Glazed front door to

Entrance Hall

Stairs to first floor, doors to

Lounge

17'11" x 9'10" (5.48 x 3.02)

Double Glazed windows to front and rear, radiator, power points





## Kitchen

12'2" x 6'10" (3.72 x 2.09)

Eye and base level storage units, single drainer sink unit, built in electric oven with 4 ring electric hob, over head extractor hood, integrated fridge/freezer, space and plumbing for washing machine, double glazed window to side and double glazed window and door to rear garden

## Stairs to First Floor

Double glazed window to side, cupboard housing boiler, storage cupboard, doors to

## Bedroom 1

10'7" x 9'11" (3.24 x 3.04)

Double glazed window to front, full length wardrobe, radiator, power points

## Bedroom 2

8'11" x 7'8" (2.73 x 2.36)

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

## Bathroom

Panel enclosed bath, low level wc, wash hand basin, tiled walls, double glazed window to rear

## Outside

### Front

Paved hardstanding, shared drive to side leading to

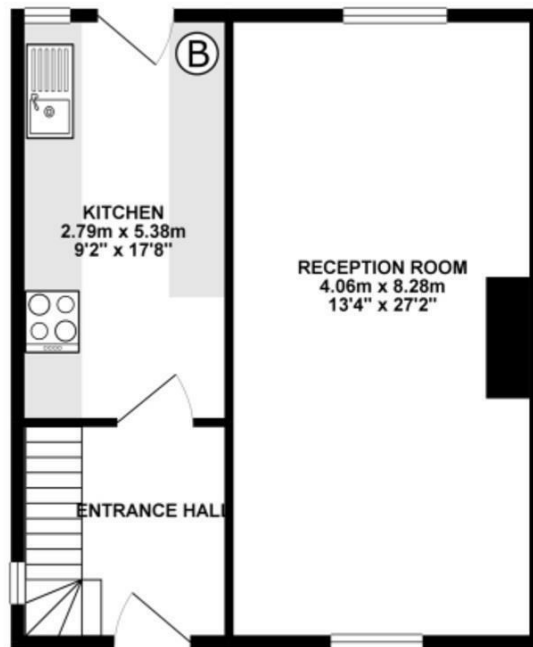
### Rear

Paved patio area leading to lawned area, driveway to

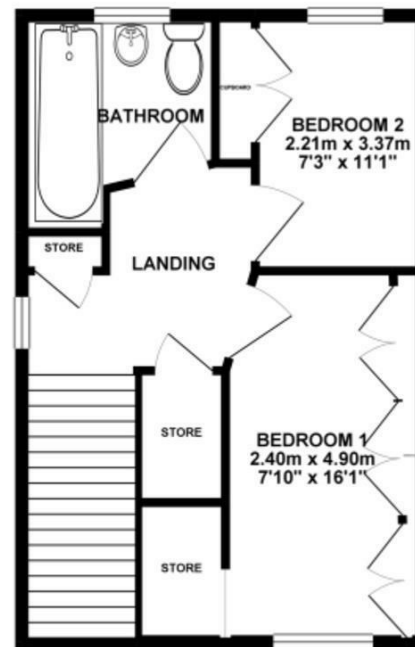
## Garage



GROUND FLOOR 30.43 sq. m.  
( 327.55 sq. ft. )



1ST FLOOR 30.43 sq. m.  
( 327.55 sq. ft. )



TOTAL FLOOR AREA : 60.86 sq. m. ( 655.09 sq. ft. ) 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |