



104 Millet Road, Greenford, UB6 9SJ

£499,000

EVANS
& COMPANY

Millet Road Greenford

- 3 Bedroom Mid Terraced House
- Mostly Double Glazed
- Gas Central Heating
- Private Rear Garden
- Through Lounge
- Rear Extension
- Downstairs WC
- No Upper Chain
- Westridge Location

Evans & Company are pleased to present this 3 bedroom terraced house located on the popular Westridge Estate. Features include double glazed windows, gas central heating, private rear garden, downstairs WC and rear extension. The property requires some internal upgrading but has potential to be a stunning family home.

Entrance Hall

Stairs to first floor, radiator, doors to

Lounge / Diner

24'4" x 10'5" (7.44 x 3.18)

Double glazed window to front, power points, radiator



Kitchen

9'2" x 5'10" (2.81 x 1.80)

Eye and base level units, sink unit, built in electric hob, leading to

Breakfast Area

14'8" x 9'10" (4.49 x 3.00)

Cupboard housing boiler, built in cupboards, windows and door to rear garden, door to

Downstairs WC

Low level wc, wash hand basin

Stairs to First Floor

doors to

Bedroom 1

13'11" x 9'10" (4.26 x 3.02)

Double glazed window to front, radiator

Bedroom 2

12'4" x 9'10" (3.76 x 3.02)

Double glazed window to rear, cupboard housing hot water tank, radiator

Bedroom 3

7'3" x 5'10" (2.22 x 1.79)

Double glazed window to front, radiator

Shower Room

Walk in Wet room shower, low level wc. wash hand basin, double glazed window to rear

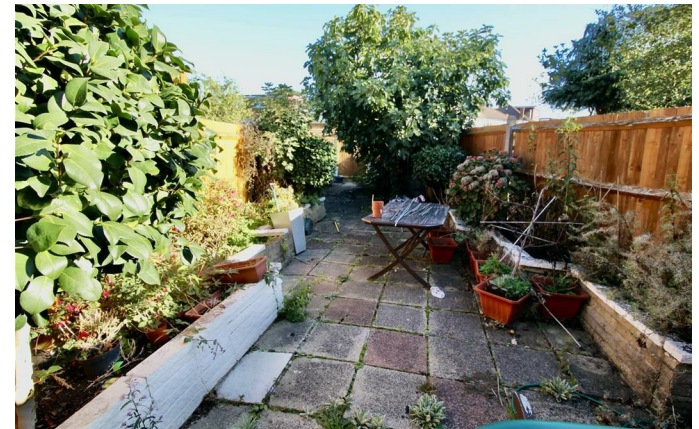
Outside

Front

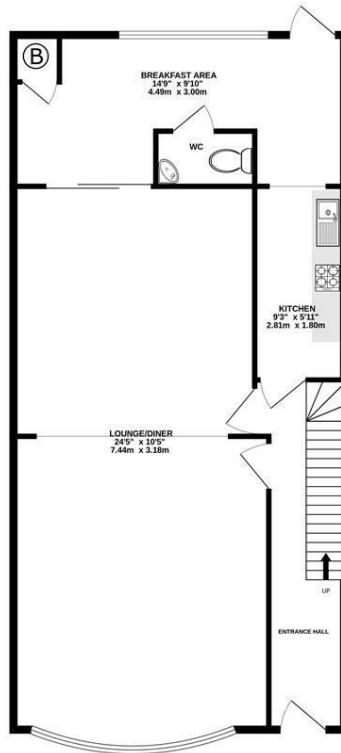
Grass area with flower beds

Rear

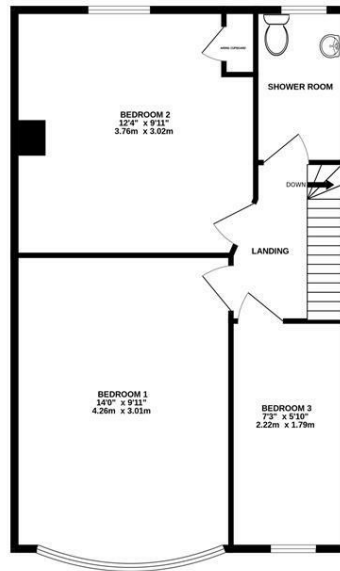
Paved area, raised flower beds, rear hardstanding for shed enclosed by fencing



GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 955 sq.ft. (88.7 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	