



62 Goring Way, Greenford, Middlesex, UB6 9NP

£335,000

**EVANS**  
& COMPANY

# Goring Way

## Middlesex

- Ground Floor Maisonette
- 2 Bedrooms
- Double Glazed
- Gas Central Heating
- Private Rear Garden
- Westridge Location
- No Upper Chain

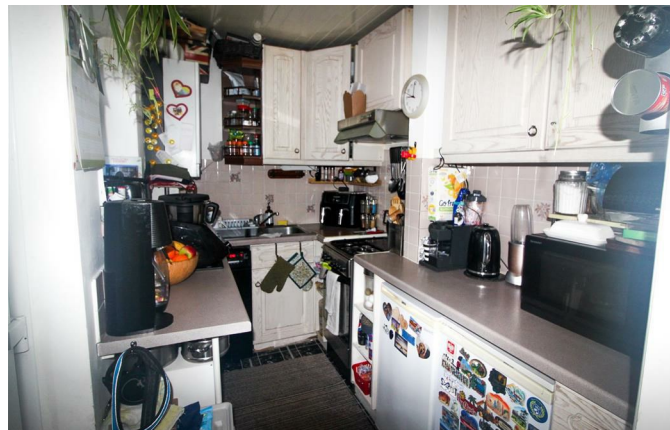
Evans & Company are pleased to present this 2 bedroom ground floor maisonette located on the popular Westridge Estate. The property is offered with no upper chain and boasts features that include a private rear garden, double glazed windows and gas central heating.

### Entrance Hall

Built in cupboards, doors to , laminate, wood floor,

### Lounge

14'6 x 10'11 (4.42m x 3.33m)  
Radiator, TV point, double glazed windows to rear, door to



## Kitchen

9'11" x 5'10" (3.03 x 1.79)

Range of eye and base level storage units, space and plumbing for washing machine, space for gas cooker, under counter space for fridge and freezer, tiled wall, double glaze window and doors rear garden, power points.

## Bedroom 1

12'8" x 10'11" (3.87 x 3.33)

Double glazed window to front, radiator, PowerPoint.

## Bedroom 2

9'8" x 9'6" (2.95 x 2.90)

Double glazed windows to front, radiator, PowerPoint

## Bathroom

White suite, low-level, WC, wall mounted wash, hand, basin, panel, enclosed bath, mains, fitted shower, fully tiled walls, radiator, double glazed window to side

## Outside

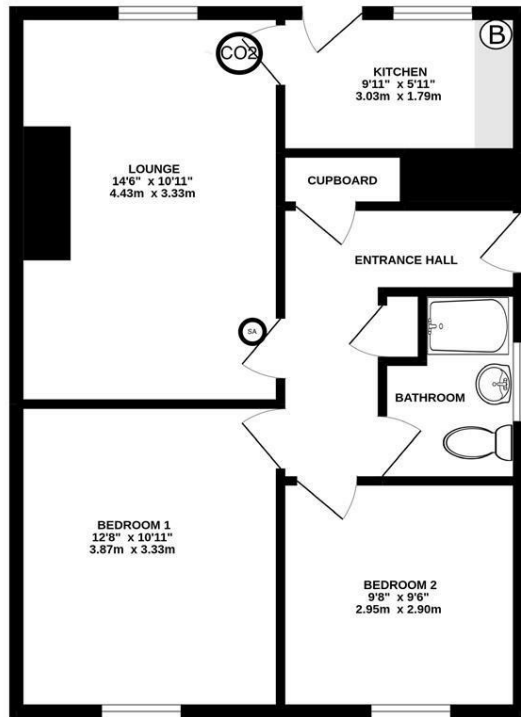
### Private Rear Garden

Gravel and paved area leading to lawn area, outstanding for shed.



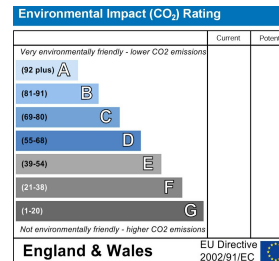
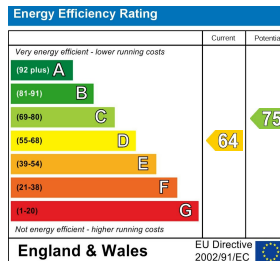
GROUND FLOOR  
556 sq.ft. (51.6 sq.m.) approx.

62 Goring Way, Greenford



TOTAL FLOOR AREA: 556 sq.ft. (51.6 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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