



**.110 Millet Road
Greenford, London UB6 9SJ**

Asking Price £515,000

Located on the popular Westridge Estate, We are pleased to offer this spacious 3 bedroom family home. The property benefits from double glazed windows, gas central heating, through lounge, modern white bathroom suite, off street parking to front and garage with rear access via shared driveway.

.110 Millet Road, Greenford, London UB6 9SJ

Double Glazed Porch

Front door to

Entrance Hall

Stairs to 1st floor, radiator, under stairs, storage cupboard, doors to

Kitchen

9'10" x 5'10" (3.00 x 1.78)

Modern range of eye and base level storage units, single drainer, 1 1/2 bowl sink unit with mixer taps, gas cooker point, space for fridge/ freezer, tiled walls, power, points, double glazed window, and door to rear

Lounge / Diner

24'7" x 10'4" (7.50 x 3.17)

Double glazed bay window to front, radiators, power, points, double glazed, sliding door to rear

Stairs to 1st floor landing

Access Hatch to loft, doors to

Bedroom 1

13'7" x 10'0" (4.16 x 3.05)

Double glazed bay window to front, radiator, power points.

Bedroom 2

12'2" x 9'11" (3.71 x 3.03)

Double glazed window to rear, fitted cupboards, radiator, power, points, cupboard, housing boiler.

Bedroom 3

8'1" x 5'9" (2.48 x 1.76)

Double glaze window to front, radiator, power points

Bathroom

White suite with corner bath, low-level WC, bidet, wash, hand basin, tiled walls, double glazed window to rear, radiator

Front

Paved area, providing off street parking

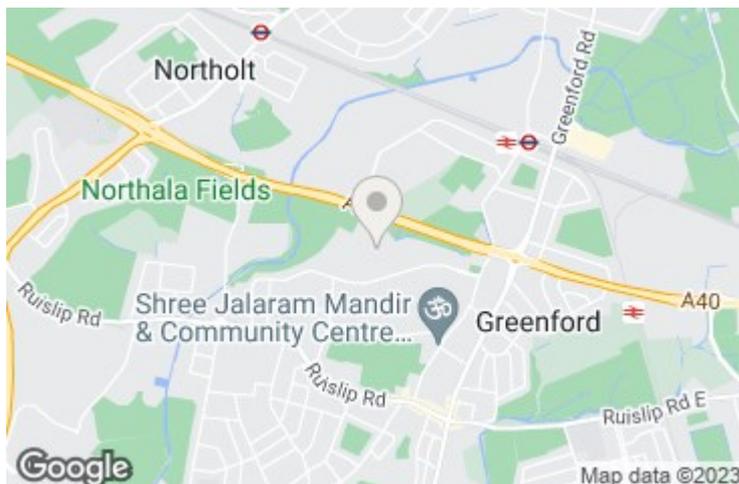
Rear

Covered paved area leading onto lawn area with pathway to

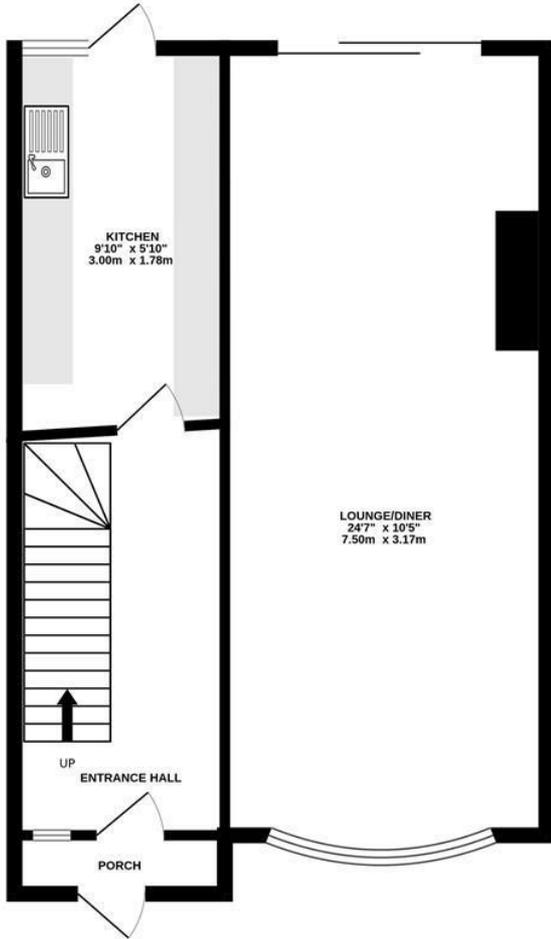
Garage

14'11" x 11'10" (4.57 x 3.62)

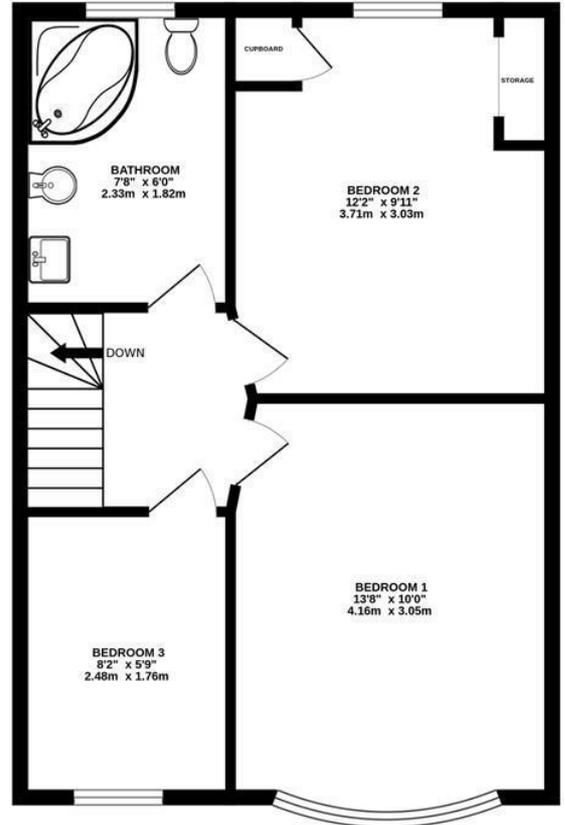
With access via shared driveway



GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 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			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	