



Cowgate Road, Greenford, UB6 8HJ

- Semi-Detached House
- Separate Toilet & Washroom
- Modern Kitchen
- Street Parking
- Close to Local Amenities, Schools & Transport Links
- Three Bedrooms
- Spacious Reception Room/Dining Room
- Private Rear Garden with Side Access
- Viewings Advised
- EPC Rating: D/Council Tax Band: D

£530,000



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DESCRIPTION

This well-proportioned semi-detached house is thoughtfully arranged across two floors, making it an ideal family home in a convenient and well-connected location.

Upon entering, you are welcomed by an entrance hall leading into a spacious reception and dining room, providing an excellent open-plan living area perfect for entertaining and everyday family life. To the rear, the modern kitchen offers a practical layout with ample worktop and storage space, with access to the garden.

The first floor comprises three bedrooms, including a generous principal bedroom, a well-sized second bedroom, and a third bedroom. Two of the bedrooms benefit from built-in wardrobes, maximising storage. The layout also features a separate toilet and washroom, adding convenience for busy households.

Externally, the property benefits from a small front garden and a private rear garden with side access, ideal for outdoor relaxation and family use. Street parking is available.

The location is highly convenient, with a range of local amenities nearby including shops, supermarkets, and cafes along Greenford Broadway. Well-regarded schools in the area include William Perkin Church of England High School and The Cardinal Wiseman Catholic School, making it an excellent choice for families.

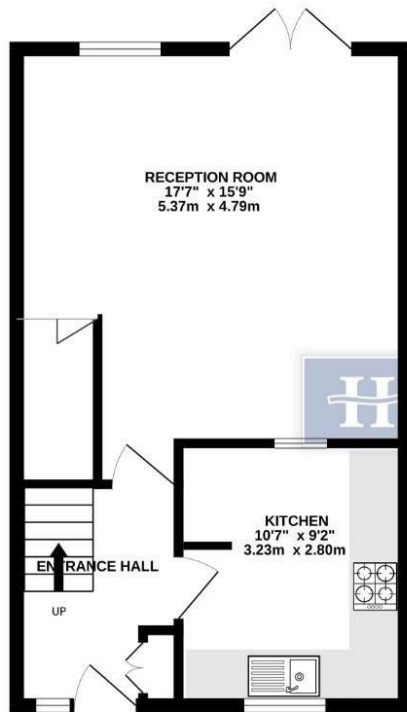
For commuters, Greenford Station is within easy reach, offering access to the Central Line and National Rail services, providing direct routes into Central London. The A40 is also nearby, offering convenient road links.

EPC Rating: D/Council Tax Band: D

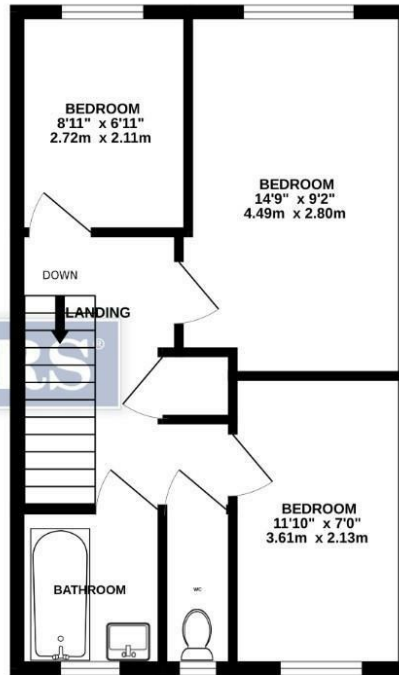




GROUND FLOOR
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 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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Viewings

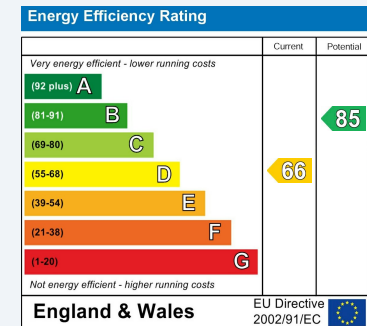
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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