



13 Birkbeck Way, Greenford, UB6 8NY
£450,000

EVANS
& COMPANY

Birkbeck Way Greenford

- 3 Bedroom Terraced House
- Through Lounge
- Double Glazed
- Gas Central Heating
- Off Street Parking for 1 Car
- In Need of Refurbishment
- Rear Garden
- Few Minutes walk to Greenford Tube
- Easy Access to A40

Evans & Company are pleased to present this 3 bedroom terraced house located within a few minutes walk of Greenford Tube Station. The property is in need of updating and this has been reflected in the asking price. The property features include double glazed windows, gas central heating, off street parking for 1 car and a private rear garden.

Entrance Porch

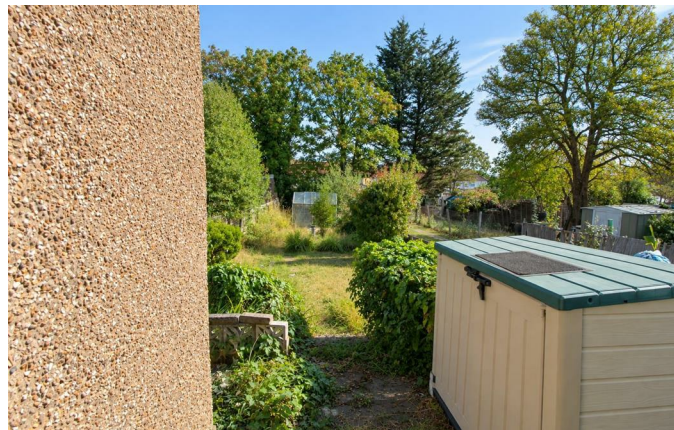
Door into

Entrance Hall

Stairs to first floor, doors to

Lounge / Diner

24'4" x 12'0" (7.44 x 3.66)



Kitchen

15'10" x 5'6" (4.85 x 1.68)

First Floor

Bedroom 1

11'10" x 10'5" (3.63 x 3.19)

Bedroom 2

12'1" x 12'0" (3.70 x 3.67)

Bedroom 3

9'1" x 6'8" (2.78 x 2.04)

Bathroom

Outside

Front

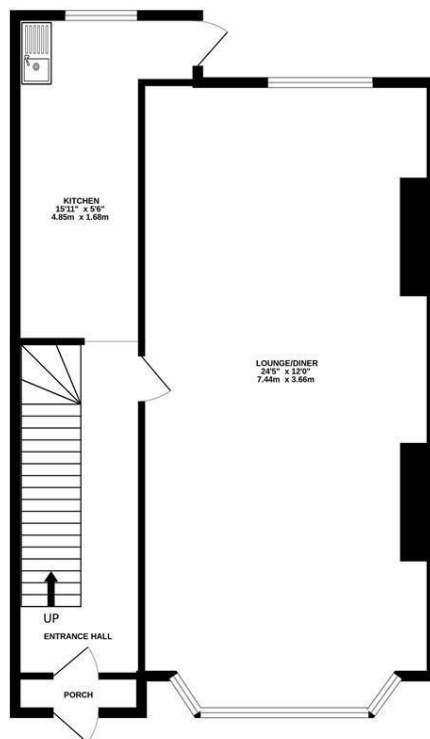
Hardstanding for Off Street Parking for 1 car

Rear

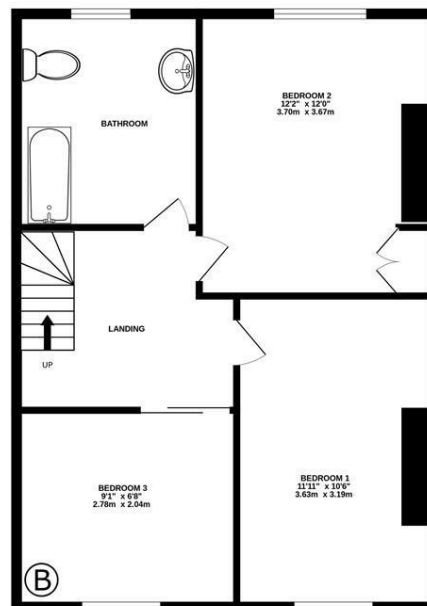
Private rear garden



GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 958 sq.ft. (89.0 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.
Made with Metropix 6/2026

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