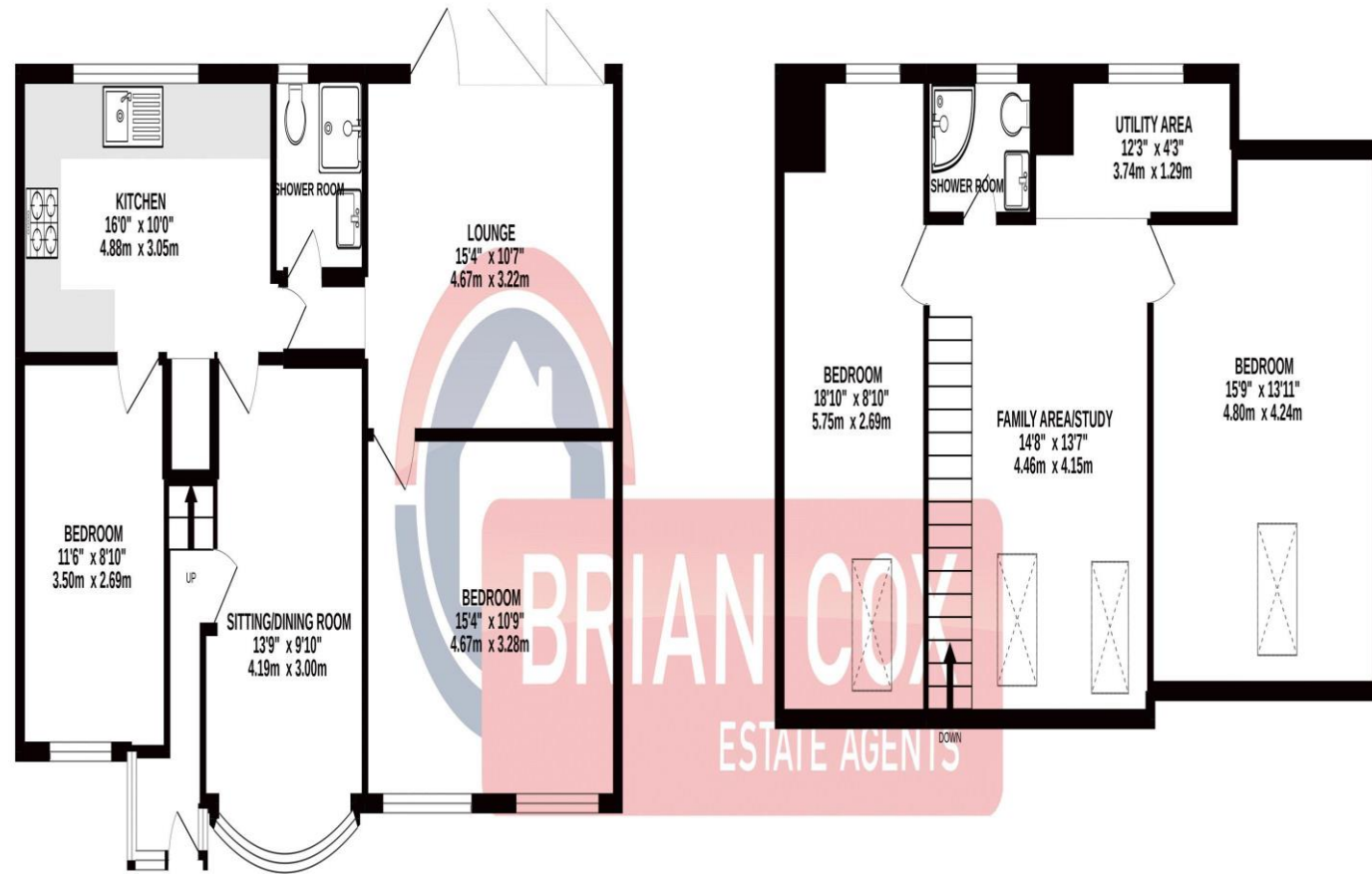


# the floorplan...

GROUND FLOOR  
762 sq.ft. (70.8 sq.m.) approx.

1ST FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA: 1405 sq.ft. (130.5 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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## more details from...

**call:** Brian Cox North Greenford: 0208 578 1004  
**email:** Daniel.jed@brian-cox.co.uk  
**web:** www.brian-cox.co.uk



0208 578 1004  
brian-cox.co.uk



FOUR BEDROOM - LUXURY TWO FLOOR BUNGALOW - IMMACULATELY PRESENTED - NO CHAIN - MUST BE SEEN. Brian Cox and Company are delighted to bring to the market this four double bedroom beautifully extended family home. The property has been fully renovated by the existing owner and now offers four bedrooms, two reception rooms including a lounge with bifold doors to garden, good-sized fitted kitchen, two fully tiled shower rooms and a family area/study. Further benefits include double glazing, gas central heating, utility area and off street parking for multiple cars. This fantastic bungalow really needs to be seen to be fully appreciated, so call now to arrange your chance to view!!



£700,000  
Freehold

Barnham Road, Greenford UB6 9LP

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



## in brief...

- Four Double Bedroom
- Semi-Detached Bungalow
- Fully Refurbished
- Immaculately Presented
- Off Street Parking for Multiple Cars
- Popular Residential Road



## the location...

### nearest stations ...

Greenford (0.8 miles)  
South Greenford (0.9 miles)  
Northolt (1.2 miles)

Located within walking distance to the peaceful Ravor Park and within easy reach of Greenford's Broadway along with Greenford's tube which is located on the Central Line zone four.

Schools are important for any family and within a short distance you have several highly thought of infant, primary and secondary schools that are all within your catchment area some schools include; Edward Betham, Ravor Primary & William Perkin Church of England Primary School.

There are four train stations in the area which are Greenford Station (Central Line) , Greenford Overground Station (GWR), South Greenford Overground (GWR) and Northolt Station (Central Line).