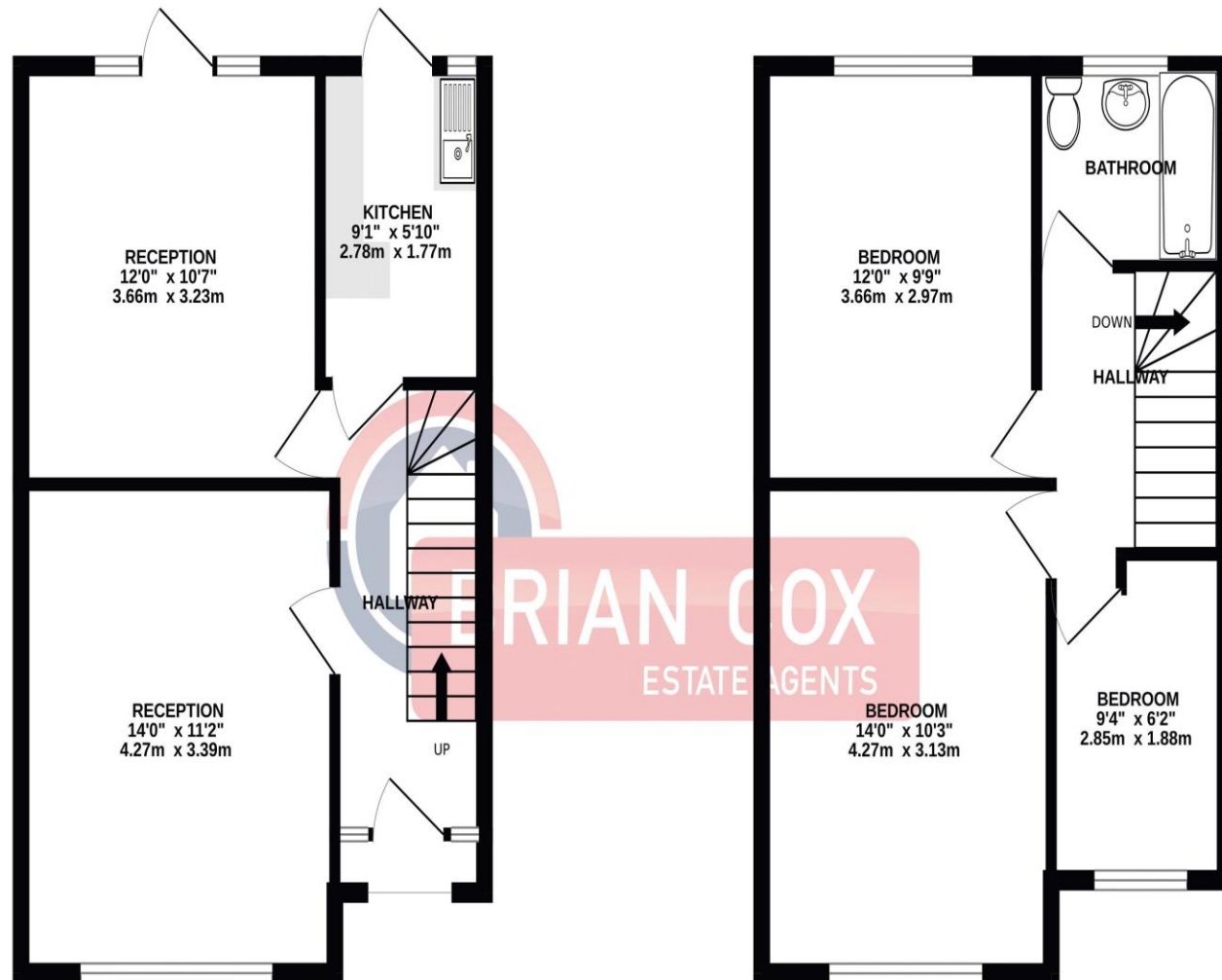


# the floorplan...

GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.

1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.7 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...

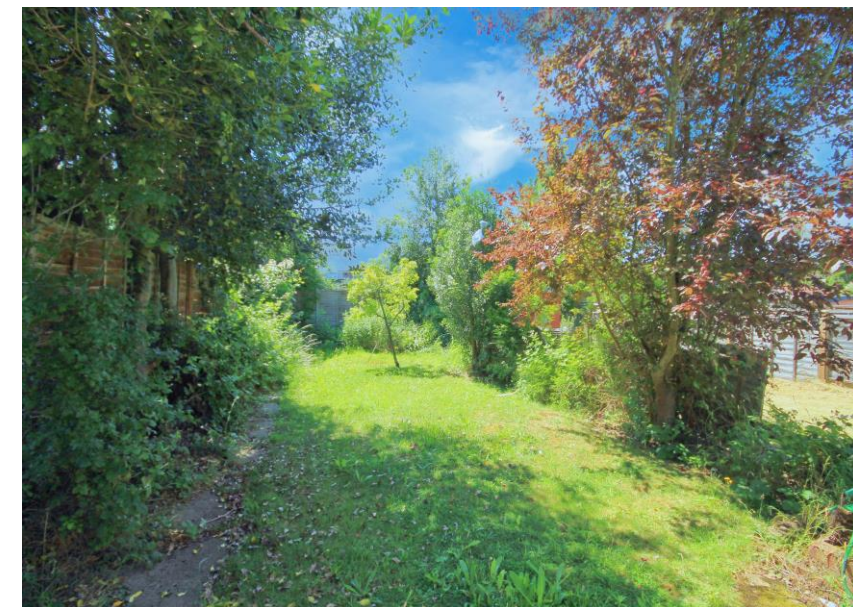
**call:** Brian Cox North Greenford: 0208 578 1004  
**email:** emma.gerald@brian-cox.co.uk  
**web:** www.brian-cox.co.uk



0208 578 1004  
brian-cox.co.uk



CALLING ALL INVESTORS!!! TENANT IN SITU - END OF TERRACE - GARAGE - FRONT AND REAR GARDENS. Brian Cox and Company are offering to the market this three bedroom family home. The property consists of two reception rooms, kitchen, three bedrooms and family bathroom. Further benefits include double glazing, gas central heating, garage, and private front and rear garden. The current tenant is paying £1,300pcm including water bill. Viewings are available now so call to arrange yours!!



£500,000  
Freehold

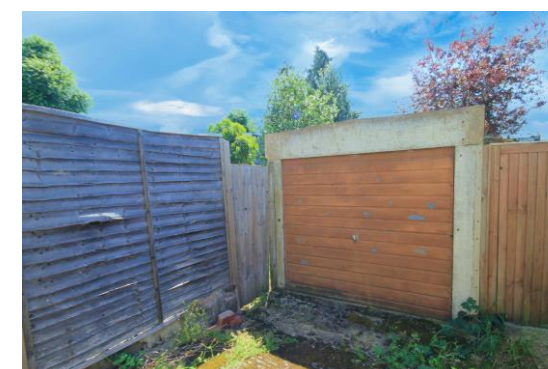
Bourne View, Greenford UB6 7QT

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...

- Three Bedroom
- End of Terrace
- Investors Only
- Front and Rear Gardens
- Garage
- Tenant in Situ



## the location...

### nearest stations ...

- Sudbury Hill (0.4 miles)
- Sudbury Hill Harrow (0.5 miles)
- Sudbury & Harrow Road (0.6 miles)
- Perivale Station (1.2 miles)

Greenford is a large suburb in the London Borough of Ealing in West London, UK. It was an ancient parish in the historic county of Middlesex. It is 11 miles (18 km) from Charing Cross in Central London.

There are several local primary schools in the area which include Horsenden Primary School, Sudbury Primary School, St George's Primary School and Wood End Infant School.

If you have older children there are also local secondary schools closeby these include Wembley High Technology College, William Perkin Church of England High School and Alperton Community School.