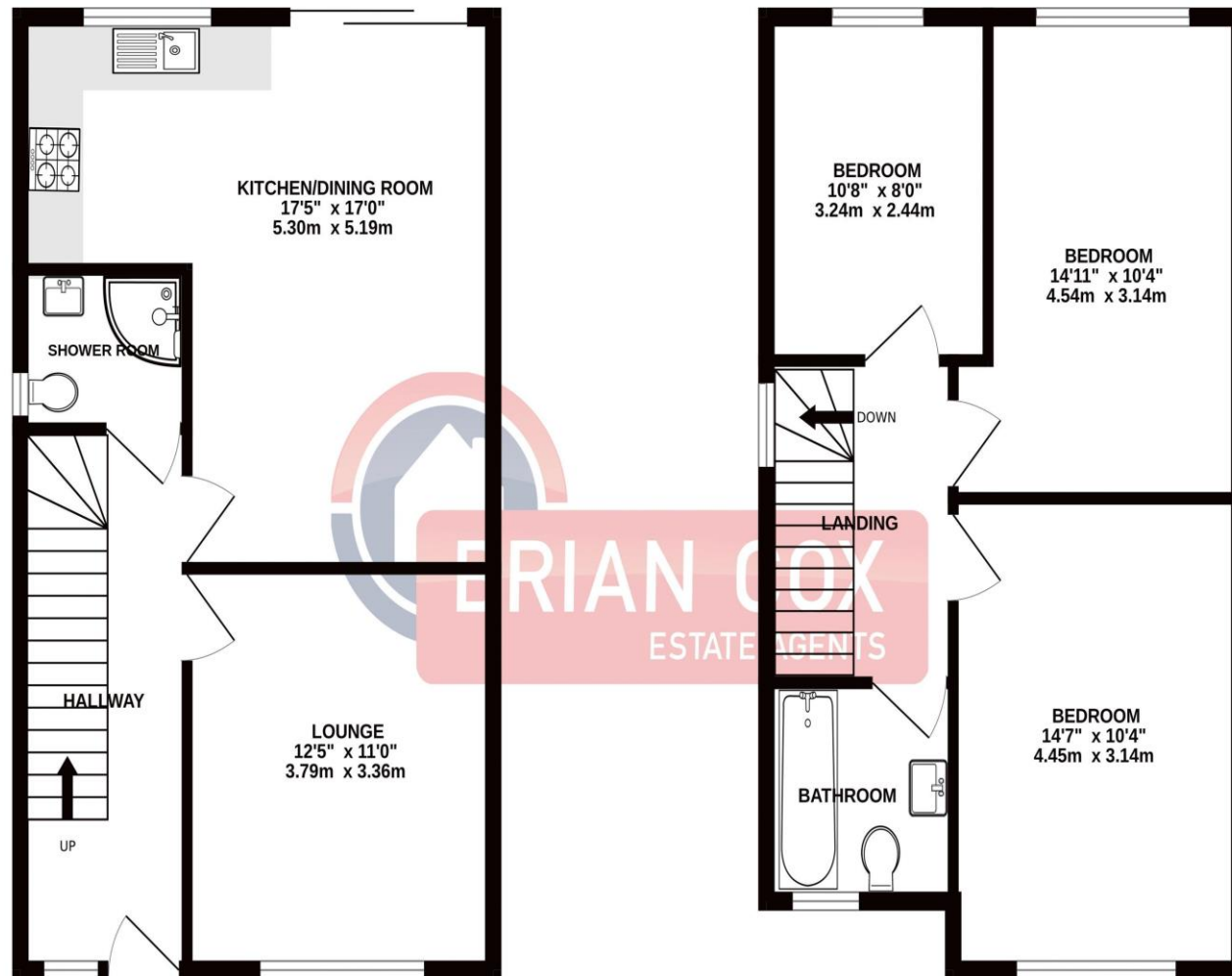


# the floorplan...

GROUND FLOOR  
502 sq.ft. (46.7 sq.m.) approx.

1ST FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 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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## more details from...

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web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



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.



0208 578 1004  
[brian-cox.co.uk](http://brian-cox.co.uk)



THREE BEDROOM - SEMI-DETACHED FAMILY HOME - OFF STREET PARKING - TWO BATHROOMS. Brian Cox & Company are delighted to present to the market this lovely three-bedroom family home located within walking distance to both Greenford Station and William Perkin CofE High School. The property briefly comprises a reception room, spacious kitchen/dining room, downstairs shower room, three good sized bedrooms, family bathroom upstairs and private rear garden. Further benefits include off street parking, ample storage, double glazing, gas, and central heating. This is one to see, so call now and arrange your appointment to view.



£625,000  
Freehold

Oldfield Lane North, Greenford, UB6 8PR



### in brief...

- Three Bedroom
- Semi-Detached House
- Off Street Parking
- Catchment For William Perkins CofE High School
- Off Street Parking
- Double Glazed / Gas Central Heating



### the location...

#### nearest stations ...

- Greenford (0.1 miles)
- South Greenford (0.7 miles)
- Northolt (1.0 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 Oldfield Primary School, Coston Primary School, Edward Betham Church of England Primary School and Selborne Primary School.



If you have older children there are several local secondary schools nearby which include William Perkin Church of England High School, Brentside High School, The Cardinal Wiseman Catholic School and Northolt High School.