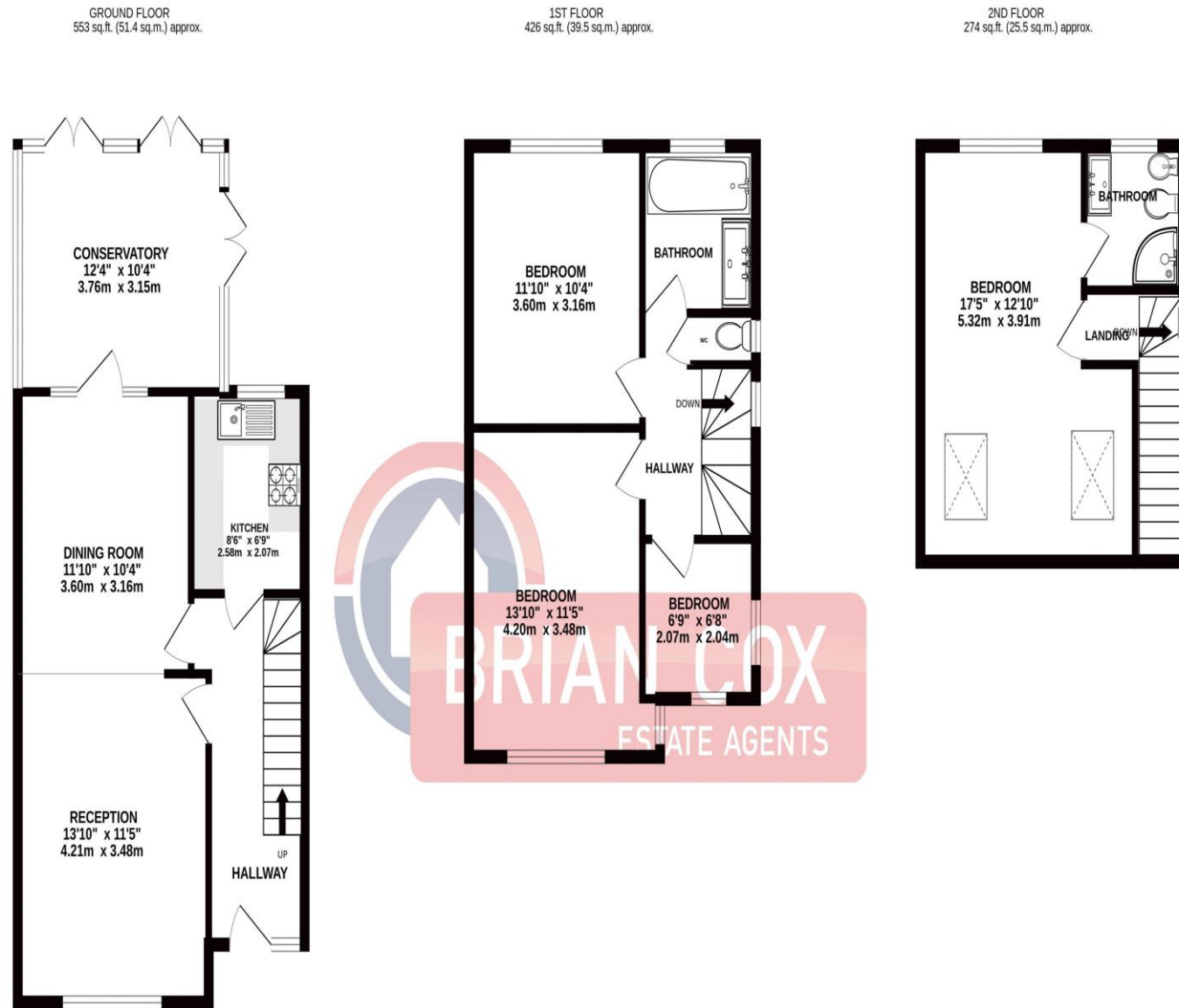


# the floorplan...



TOTAL FLOOR AREA: 1253 sq.ft. (116.4 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 Greenford: 0208 578 1004  
**email:** emma.gerald@brian-cox.co.uk  
**web:** www.brian-cox.co.uk



0208 578 1004  
brian-cox.co.uk



Brian Cox Estate Agents are delighted to bring to the market this FOUR bedroom end-of-terrace family home. The property offers a generous and well-thought-out layout, with FOUR bedrooms, TWO bathrooms, there is ample space for each family member. The ground floor comprises a spacious entrance hallway, a bright through lounge and fitted kitchen. The property features conservatory to the rear that provides additional living space on the ground floor. To the first floor there are two generously sized bedrooms, a third bedroom currently being used as a study and a family bathroom with separate w/c. To the top floor you will find the master bedroom with en-suite shower room. Viewings are highly recommended to fully appreciate all this wonderful home has to offer so call now to arrange yours!!



Offers in Excess of  
£700,000

Colwyn Avenue, Greenford UB6 8JY

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 Bedroom
- End of Terrace
- Landscaped Rear Garden
- Beautifully Presented
- Conservatory
- Medway Viillage



## the location...

### nearest stations ...

Perivale (0.2 miles)  
 South Greenford (0.4 miles)  
 Greenford (0.9 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 Selborne Primary School, Oldfield Primary School, Coston Primary School and Edward Betham Church of England Primary School.

If you have older children there are also local secondary schools nearby some of these include Selborne Primary School, St John Fisher Catholic Primary School, Oldfield Primary School, Perivale Primary School, Brentside High School and William Perkin Church of England High School.

