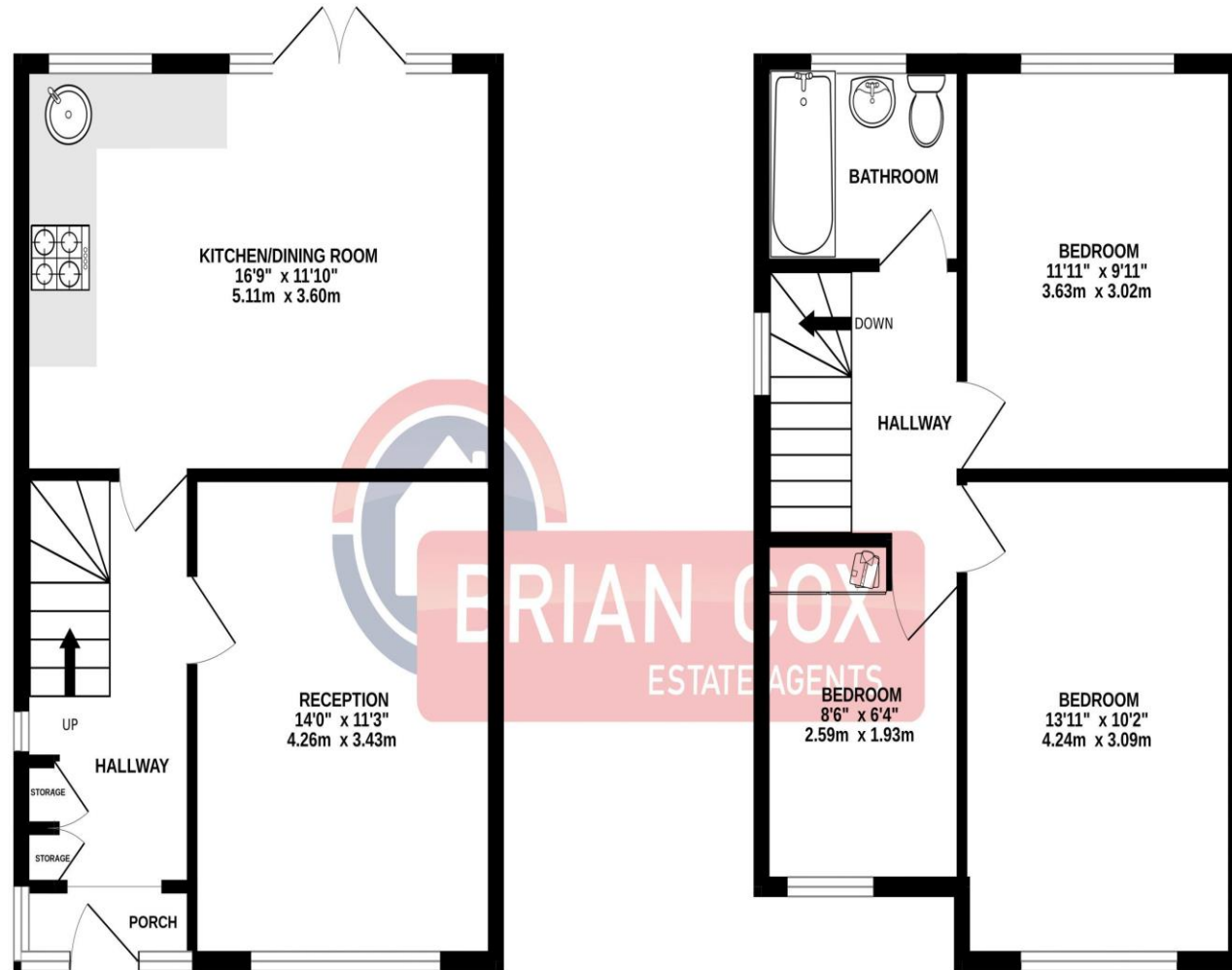


# the floorplan...

GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.

1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 890 sq.ft. (82.7 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...

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THREE BEDROOM - END OF TERRACE HOUSE - LARGE REAR GARDEN - CHAIN FREE. Brian Cox and Company are delighted to bring to the market this lovely three bedroom end of terrace family home in Greenford over looking Horsenden Hill. The property briefly comprises an entrance hall, a spacious reception room, modern fitted kitchen/dining room, three good sized bedrooms and a fully tiled family bathroom. Further benefits include, beautiful large rear garden, potential to extend (stpp), double glazing, gas central heating and is being offered with no onward chain. Call now to arrange your chance to view and avoid disappointment!!



Offers in Excess of  
**£548,000**

Rosewood Avenue, Greenford UB6 7QR

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
- Large Rear Garden
- Good Condition Throughout
- Chain Free
- Walking Distance to Horsenden Hill



## the location...

### nearest stations ...

Sudbury Town (0.6 miles)  
Sudbury & Harrow Road (0.7 miles)  
Sudbury Hill Station (0.7 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 schools in the area which include Horsenden Primary School, St George's Primary School, Wood End Academy and Greenwood Primary School.

If you have older children there are several local secondary schools in the area some include Wembley High Technology College, William Perkin Church of England High School and Alperton Community School.