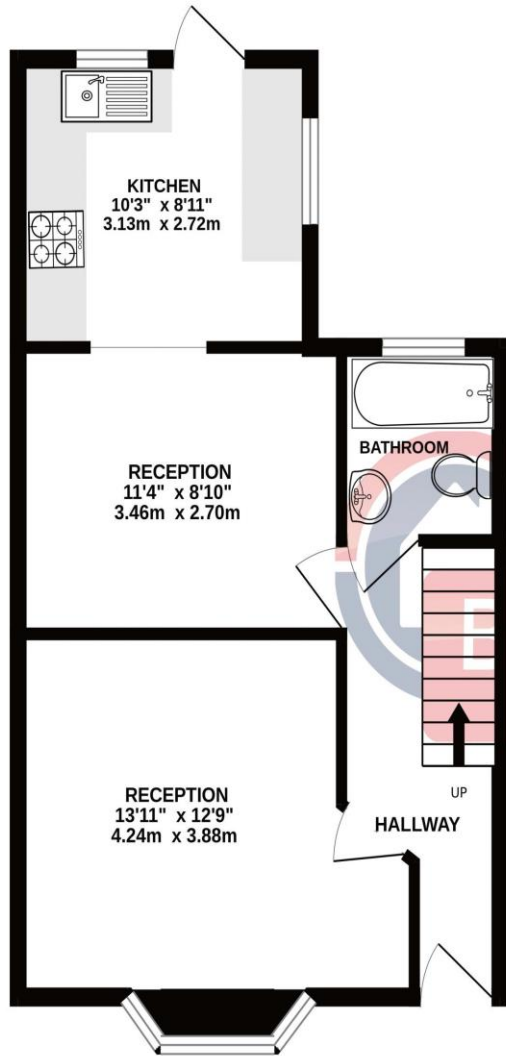
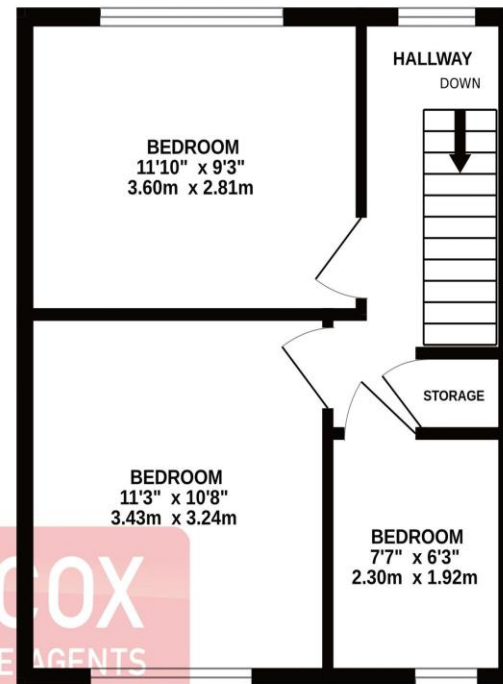


the floorplan...

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 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 and Company are delighted to bring to the market this extended three-bedroom terraced family home. The property briefly consists of two good sized reception rooms, extended fitted kitchen, three bedrooms and downstairs family bathroom. Further benefits include double glazing, gas central heating, ample storage, off street parking and a rear garden. Viewings are highly recommended so call to arrange yours!!!



£510,000
Freehold

Hicks Avenue, Greenford UB6 8EZ

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 Bedrooms
- Freehold
- Extended
- Off Street Parking
- Good Condition Throughout
- Downstairs Bathroom



the location...

nearest stations ...

South Greenford (0.3 miles)
 Greenford (0.6 miles)
 Castle Bar Park (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.

There are several local primary schools in the area which include Coston Primary School, Oldfield Primary School, Edward Betham CofE Primary School and Selborne Primary School.



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