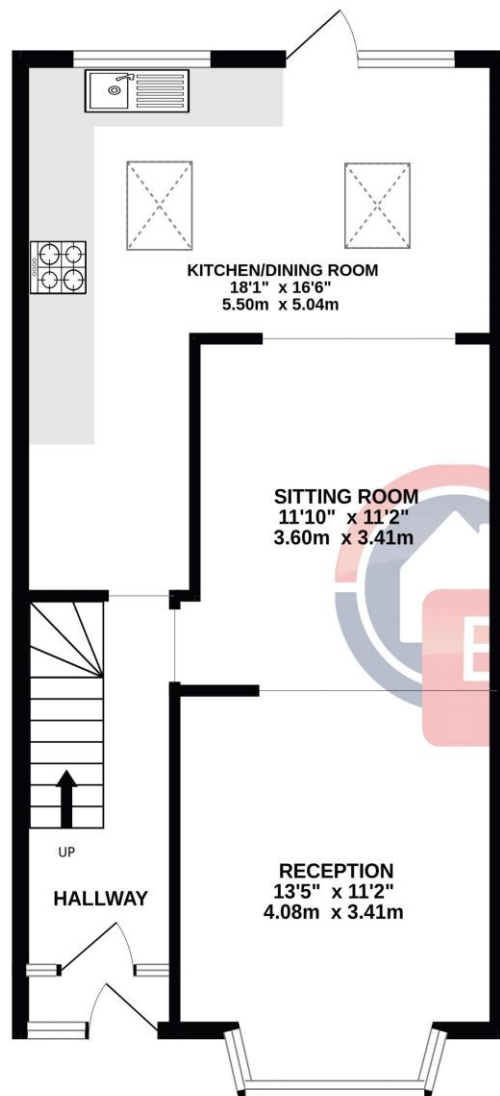
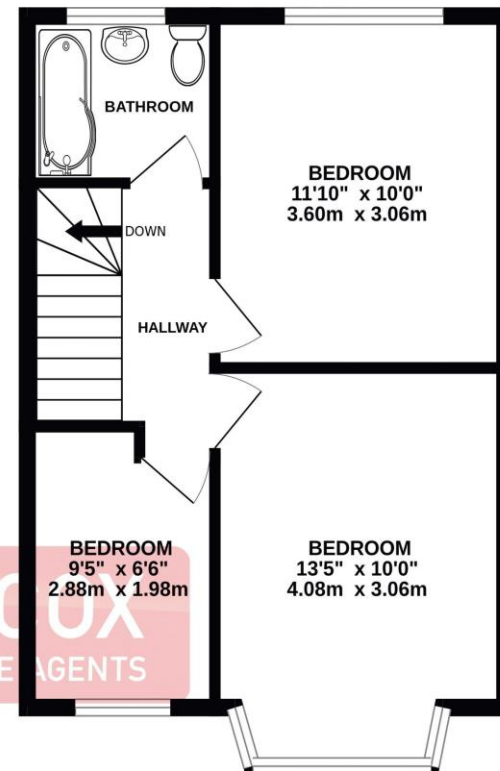


## the floorplan...

GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 949 sq.ft. (88.2 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**



THREE BEDROOM - EXTENDED - GARAGE - FREEHOLD. Brian Cox and Company are delighted to bring to the market this beautifully presented three-bedroom terrace family home. The property comprises an entrance hallway, through lounge, extended kitchen/dining room, three bedrooms and a family bathroom. Further benefits include working fireplace, garage to the rear, gas central heating, double glazing, well maintained front and rear gardens. All in all this is one house not to be missed.



Offers in Excess of  
**£550,000**

**Whitton Avenue East, Greenford UB6**  
**OJP**

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
- Freehold Terrace House
- Extended
- Garage to the Rear
- Front and Rear Gardens
- Working Fireplace



### the location...

#### nearest stations ...

Sudbury Hill (0.4 miles)  
Sudbury Hill Harrow (0.4 miles)  
Sudbury & Harrow Road (0.6 miles)

Sudbury is a suburb in the London borough of Brent and Harrow, located in North West London, United Kingdom. Sudbury is an historical area having once extended from the 'South Manor- Sudbury' (thought to have been on Harrow Hill) to the area that is now known as Wembley Central.

There are four stations in the area which are Sudbury Town Station (Piccadilly Line), Sudbury Hill Station (Piccadilly Line), Sudbury & Harrow Road Station and Sudbury Hill Harrow Station which are both served by Chiltern Railways.

