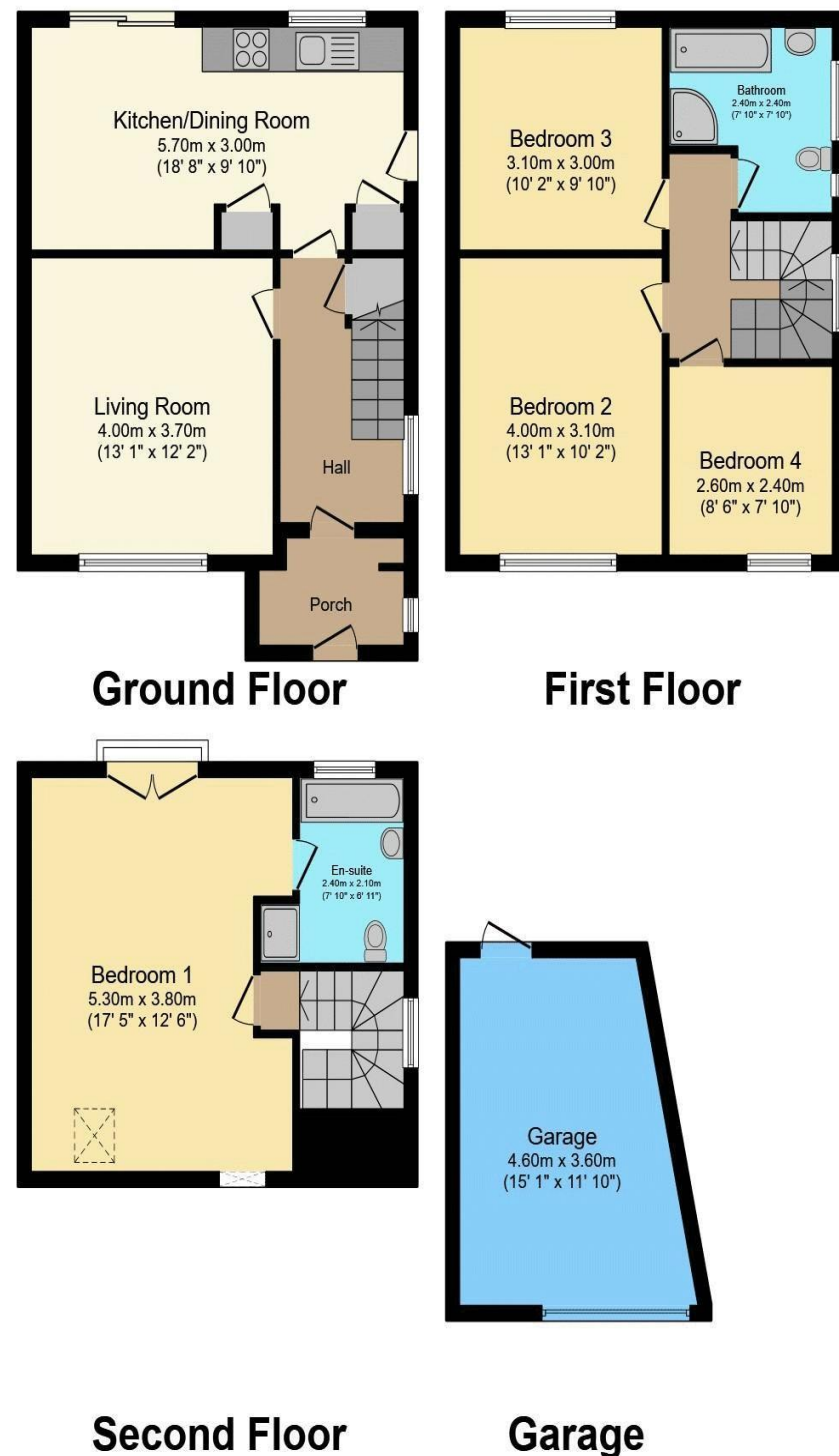


# the floorplan...



Total floor area 128.7 sq.m. (1,385 sq.ft.) approx

## more details from...

call: **Brian Cox Greenford: 0208 578 1004**  
email: [james.legrove@brian-cox.co.uk](mailto:james.legrove@brian-cox.co.uk)  
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)



Situated in the highly sought-after area of Greenford, this fantastic four-bedroom semi-detached home is ideal for growing families, professionals, or investors looking for a prime location with excellent connectivity. The home offers a blend of modern living with plenty of potential to further enhance and extend, thanks to its generous side space (STPP). This property presents a rare opportunity to secure a spacious and well-located family home with scope for future expansion. Viewings are highly recommended so call now to arrange yours!!



£700,000

Freehold

Ferrymead Gardens, Greenford UB6 9NF





## in brief...

- Semi Detached
- Four Bedrooms
- Two Bathrooms
- Detached Garage to the side
- Previously had planning permission for side extension
- Freehold



## the location...

### nearest stations ...

Greenford (0.7 miles)  
South Greenford (0.9 miles)  
Northolt (1.1 miles)

Located just 0.7 miles from Greenford Zone 4 Central Line Tube Station, which also benefits from an overground line to Paddington, this property is ideal for commuting into Central London by train. For those that drive the A40 is also within easy reach.

There are a number of local amenities close by including; Oldfield recreation ground, Ravenor Park, Northolt and Greenford Country Park, West Way Cross Retail Park and Greenford Broadway with its numerous shops and restaurants.

There are also a number of local Schools some of which include Oldfield Primary School, Edward Betham CofE Primary School, Costons Primary School and William Perkin CofE High School.