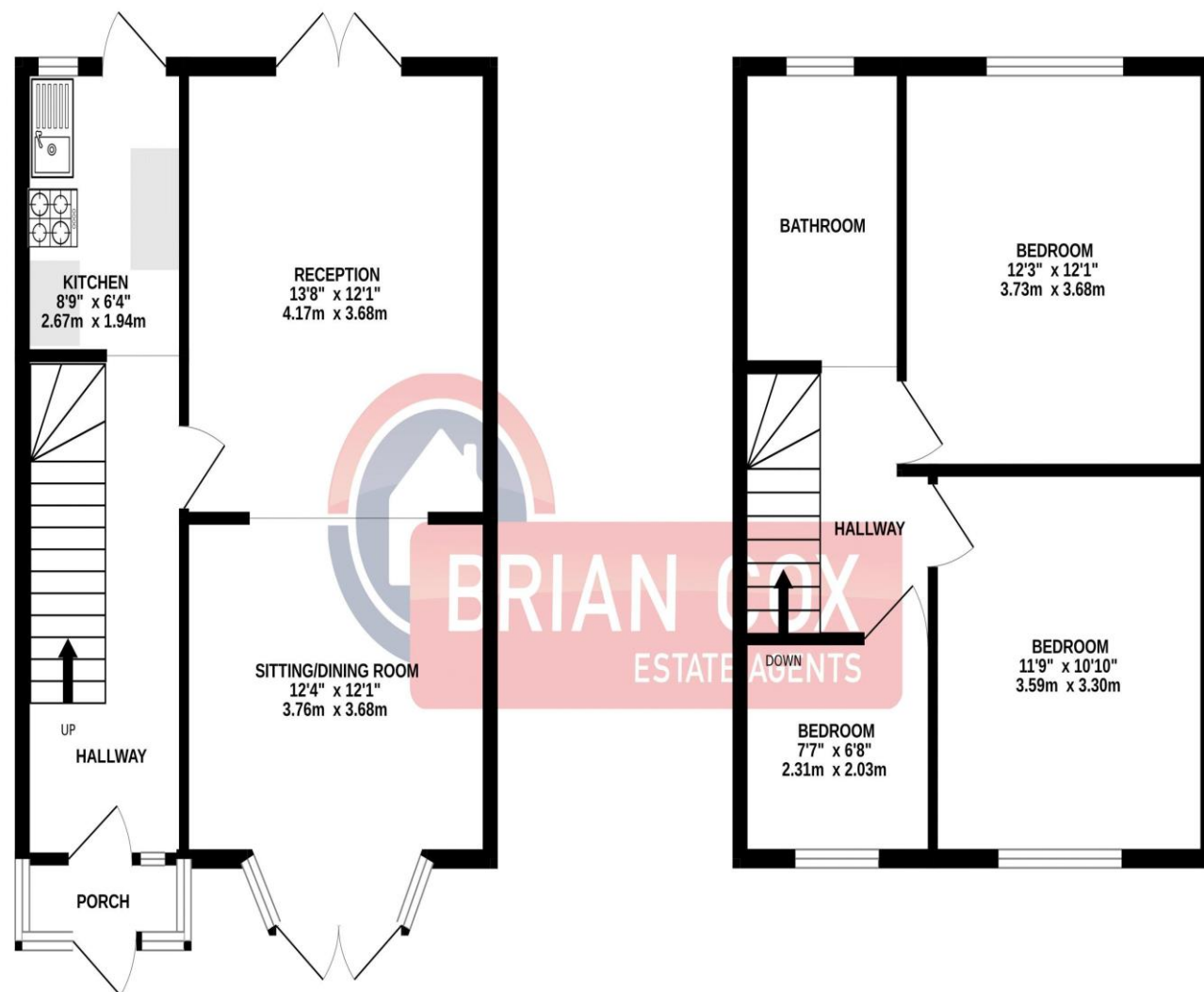


the floorplan...

GROUND FLOOR
471 sq.ft. (43.7 sq.m.) approx.

1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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 - FREEHOLD TERRACE FAMILY HOME - OFF STREET PARKING - PRIVATE REAR GARDEN. Brian Cox and Company are delighted to present this three-bedroom terraced home to the market. The property is situated just moments from Greenford Station and is within the catchment area for the hugely popular William Perkins CofE high school. This conveniently located home briefly consists of an entrance hallway, open plan through lounge/dining room and kitchen, three bedrooms and a family bathroom. Further benefits include double glazing, working fireplace, off street parking and a good-sized rear garden. Viewings are highly recommended so call now to arrange yours!!



**Offers in the Region Of
£485,000**

Hill Rise, Greenford UB6 8NZ

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 Terraced Family Home
- Off Street Parking
- Close to Greenford Station
- Potential to Extend (STPP)
- Working Fireplace



the location...

nearest stations ...

Greenford (0.1 miles)
South Greenford (0.7 miles)
Northolt (0.8 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 Oldfield Primary School, Coston Primary School, Edward Betham Church of England Primary School and Selborne Primary School.

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

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