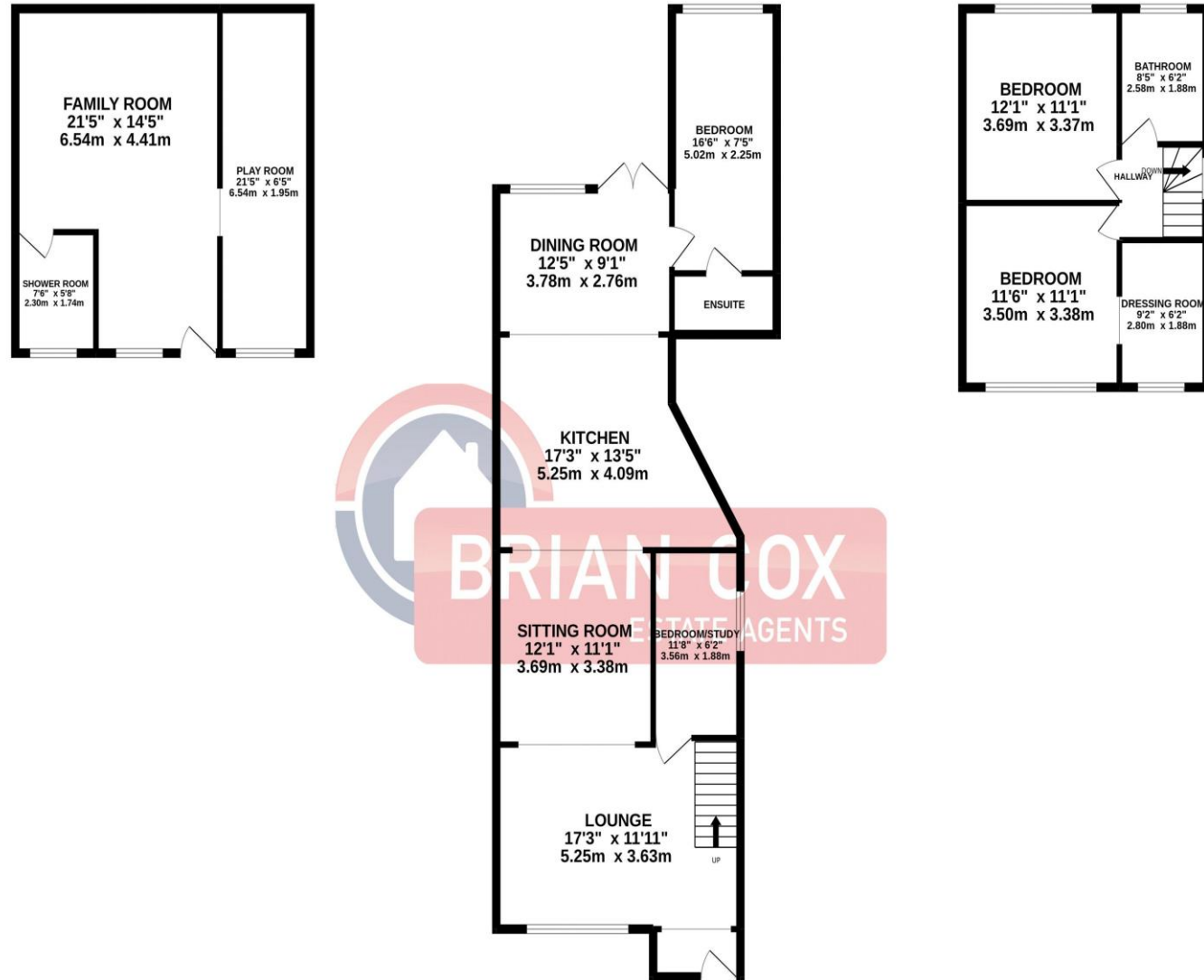


the floorplan...

OUTBUILDING
447 sq.ft. (41.5 sq.m.) approx.

GROUND FLOOR
878 sq.ft. (81.5 sq.m.) approx.

1ST FLOOR
406 sq.ft. (37.8 sq.m.) approx.



BRIAN COX
ESTATE AGENTS

TOTAL FLOOR AREA : 1731 sq.ft. (160.8 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.
Made with Metropix 6/2022

more details from...

call: **Brian Cox North Greenford: 0208 578 1004**

email: **Daniel.jed@brian-cox.co.uk**

web: **www.brian-cox.co.uk**



0208 578 1004
brian-cox.co.uk



FOUR BEDROOM - SEMI-DETACHED - EXTENDED - OUTBUILDING - OFF STREET PARKING - VIEW NOW. Brian Cox and Company are delighted to bring to the market this heavily extended family home located within easy reach of Greenford Station. The property has been well maintained by the existing owners and offers added benefits of double glazing, gas central heating, three bathrooms, large kitchen/diner and a private rear garden to name but a few. All in all this is one property that needs to be seen to be fully appreciated. Viewings are available now so call to arrange yours!!



£750,000

Freehold

Middleton Avenue, Greenford UB6 8BG

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...

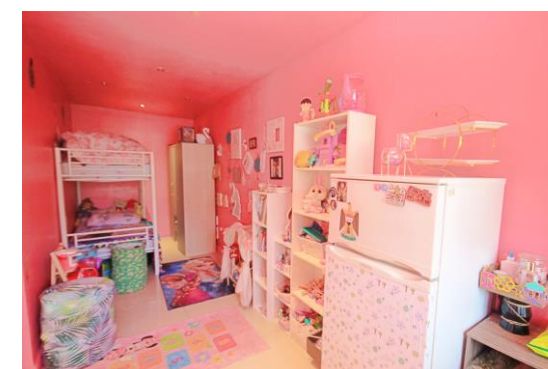
- Five/Six Bedroom
- Extended Semi-Detached House
- Double Glazed / Gas Central Heating
- Off Street Parking
- Large Kitchen/Diner
- Popular Location



the location...

nearest stations ...

Greenford Station (0.4 miles)
South Greenford Station (0.4 miles)
Perivale Station (0.9 miles)



Located just 0.4 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, Northolt and Greenford Country Park and West Way Cross Retail Park.

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

