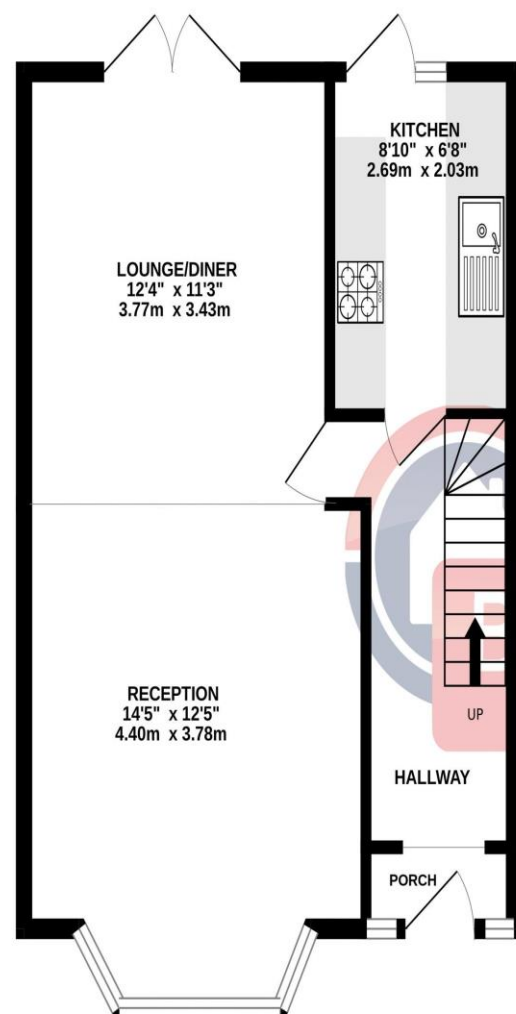


# the floorplan...

GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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](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)



THREE BEDROOM - END OF TERRACE HOUSE - FRONT AND REAR GARDENS - GARAGE TO THE REAR. Brian Cox and Company are delighted to bring to the market this lovely three-bedroom end of terrace family home in Greenford. The property briefly comprises an entrance hall, a spacious through lounge, modern fitted kitchen, three good sized bedrooms and a fully tiled family bathroom. Further benefits include garage to the rear, front and rear gardens, potential to extend (stpp), double glazing and gas central heating. Call now to arrange your chance to view and avoid disappointment!!



£550,000  
Freehold

Queens Avenue, Greenford UB6 9BU





## in brief...

- Three Bedroom
- End of Terrace
- Front and Rear Gardens
- Garage to the Rear
- Potential to Extend (STPP)
- Lovely Condition Throughout



## the location...

### nearest stations ...

Hanwell (0.9 miles)  
 Castle Bar Park (0.9 miles)  
 Drayton Green (1.2 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 Mayfield Primary School, Allenby Primary School, Our Lady of the Visitation Catholic Primary School and Stanhope Primary School.



The property is on the borders of Hanwell and Southall which also fall under zone 4 and now host the Crossrail (Elizabeth Line). Greenford's Broadway is located within a short walk to the property and offers numerous shops and bus links to places like Ealing, Greenford Station, Northolt Station, Northwood & Wembley.

