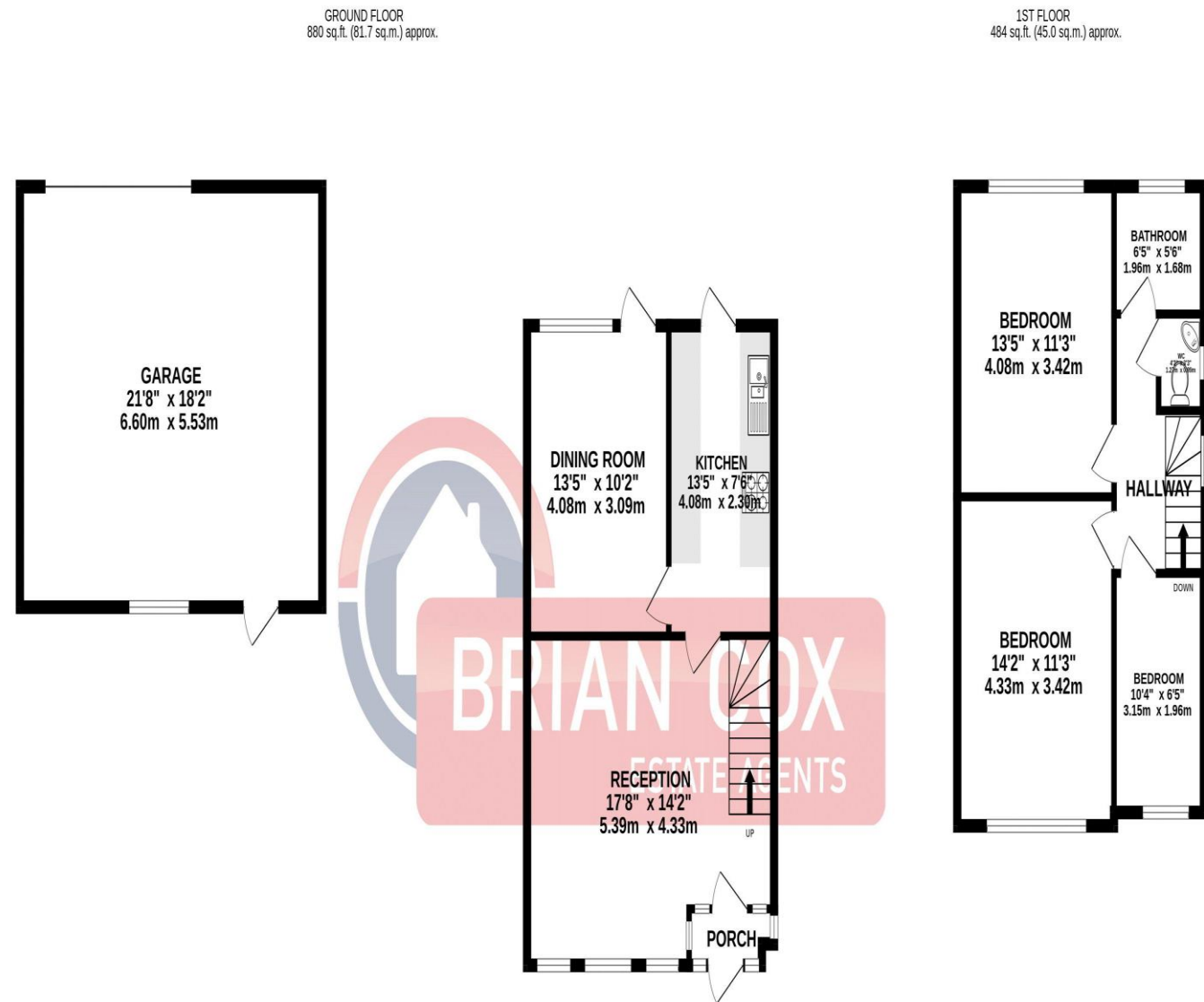


# the floorplan...



TOTAL FLOOR AREA: 1364 sq.ft. (126.7 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](mailto:emma.gerald@brian-cox.co.uk)  
web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0208 578 1004  
[brian-cox.co.uk](http://brian-cox.co.uk)

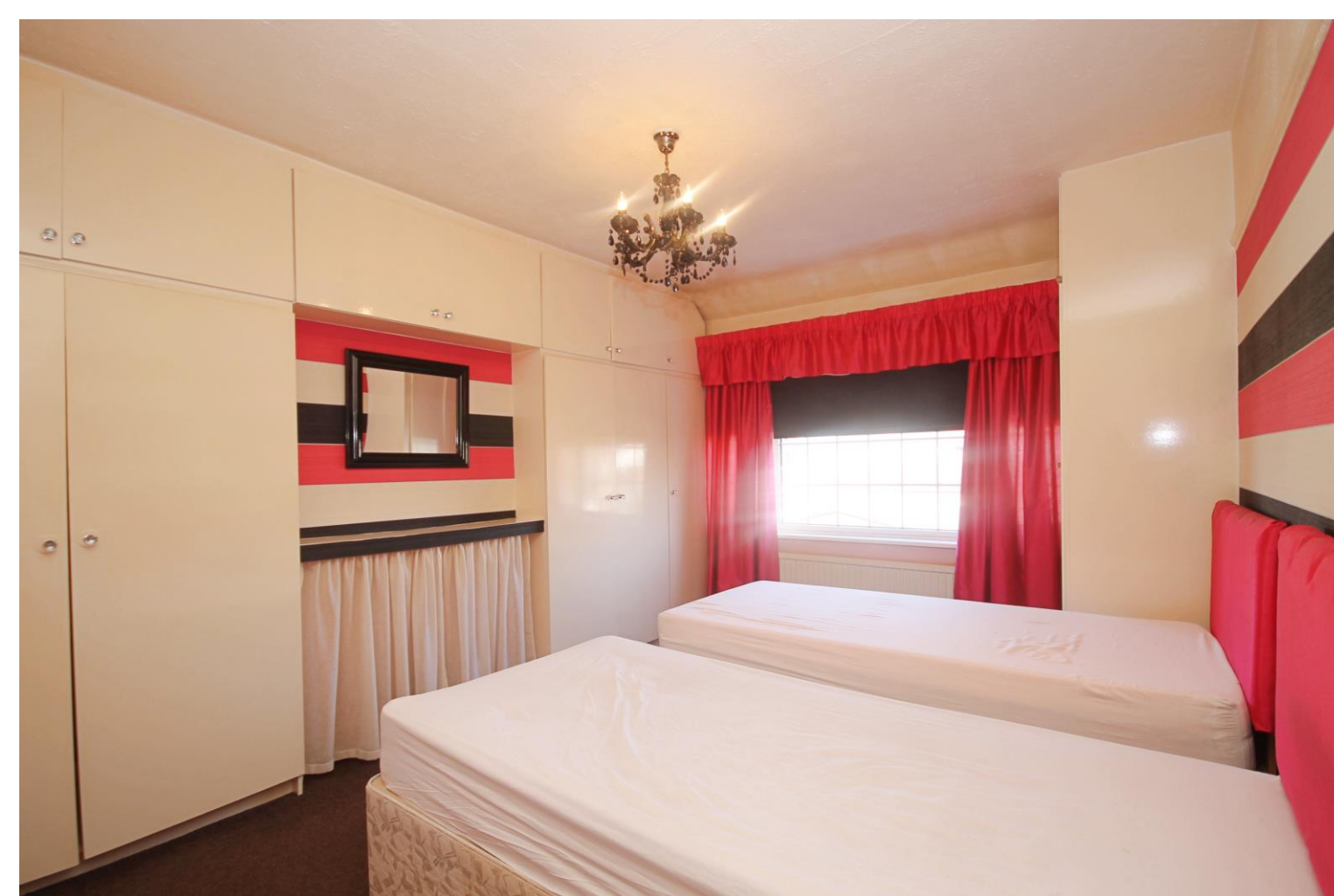


THREE BEDROOM - SEMI DETACHED - POTENTIAL TO EXTEND (STPP) - DOUBLE GARAGE - VIEW NOW. Brian Cox and Company are delighted to be entrusted to market this three-bedroom semi-detached family home in Greenford. The property is located within easy reach of Greenford Station and the ever-popular William Perkin CofE High School. The property briefly comprised a porch, two reception rooms, kitchen, three bedrooms, family bathroom and separate w/c. Further benefits include double glazing, gas central heating, double garage and both front and rear gardens. All in all, this is an ideal family home not to be missed so call now to arrange your chance to



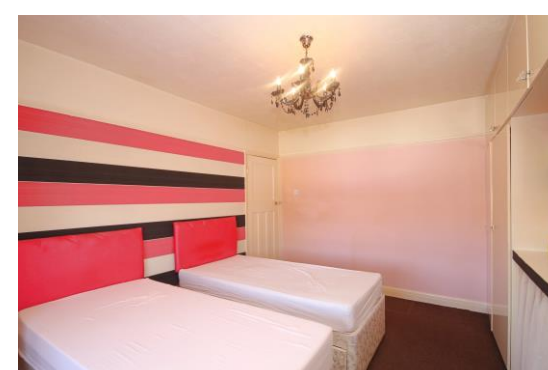
£525,000  
Freehold

Runnymede Gardens, Western Avenue,  
Greenford UB6 8SU



## in brief...

- Three Bedroom
- Semi-Detached House
- Double Garage Via Rear Service Road
- Gas Central Heating
- Convenient Location
- Close to Local Schools



## the location...

### nearest stations ...

South Greenford (0.2 miles)  
Greenford (0.6 miles)  
Perivale (0.7 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 Selborne Primary School, Oldfield Primary School, Coston Primary School and Edward Betham Church of England Primary School.

If you have older children there are local secondary schools within close proximity these include William Perkin Church of England High School, Brentside High School and The Cardinal Wiseman Catholic School.