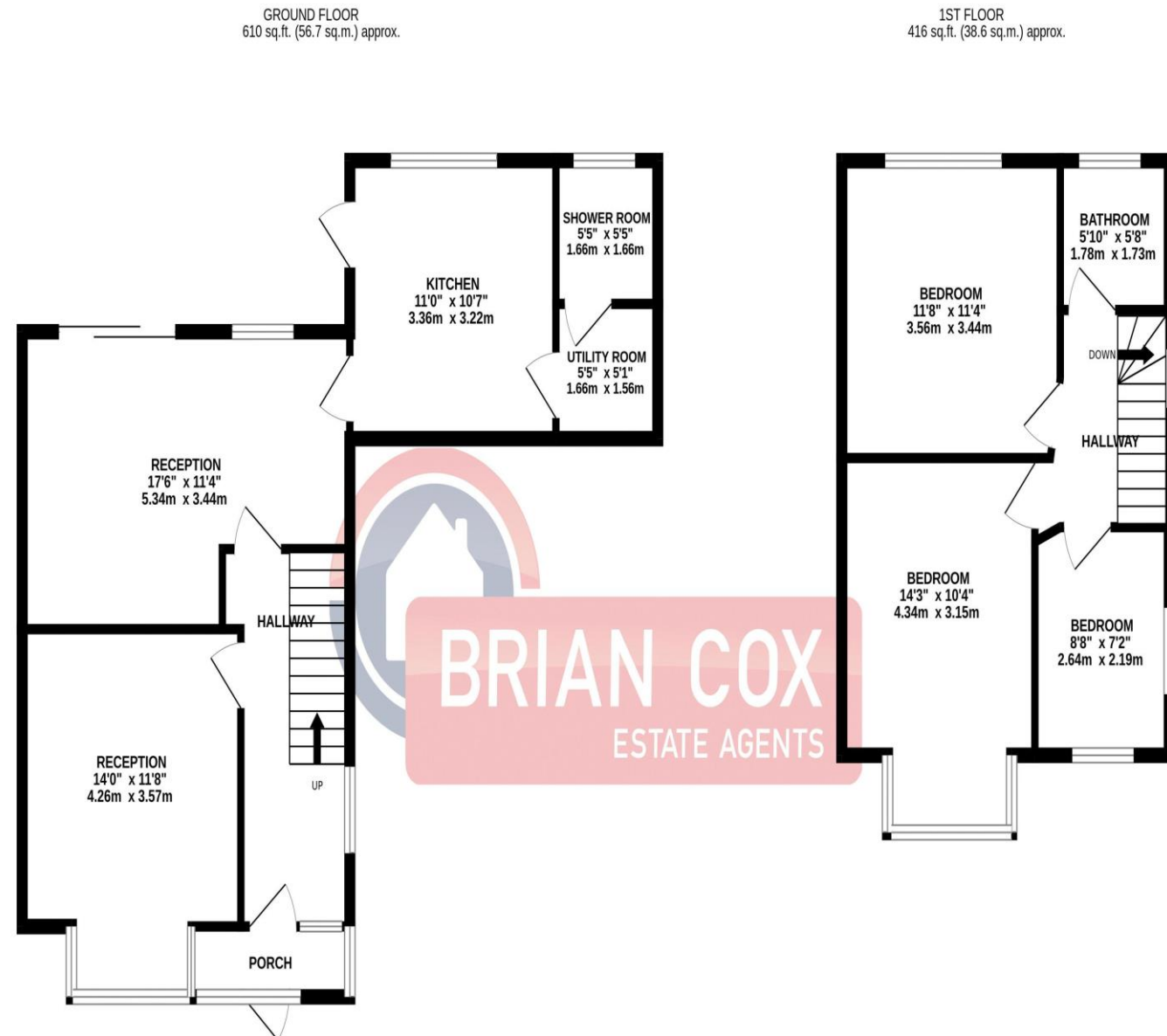


the floorplan...



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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



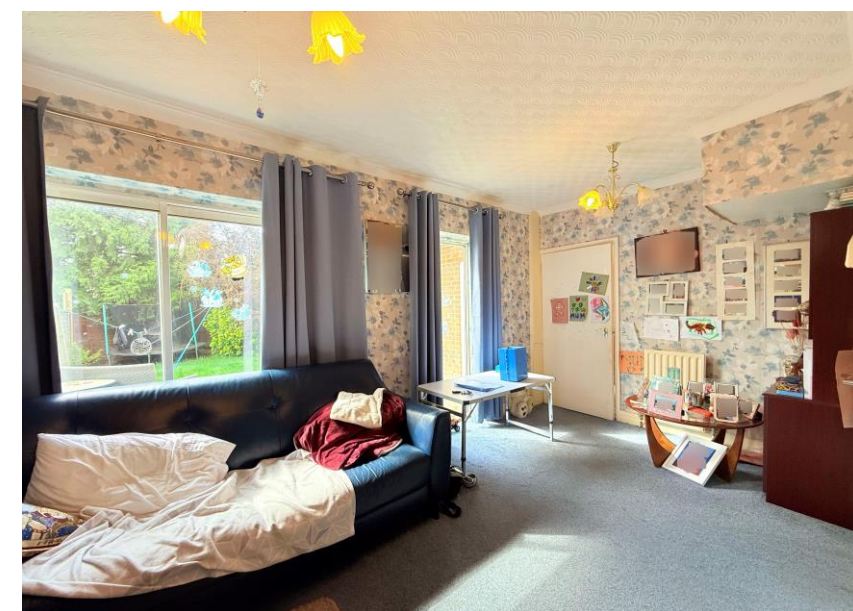
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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



Brian Cox of Greenford is pleased to offer this end-terrace extended three-bedroom family home to the market. Located within a short walk to Greenford's vibrant Broadway yet set on a peaceful residential road. Within a 10-minute walk you also have the beautiful 7-acre Ravenor Park which is excellent for the morning run and walks with the family. The property benefits include rear extension, downstairs wet room, two reception rooms, off street parking to the front and a well-presented rear garden. Viewings are highly recommended so call now to arrange yours!!!



Offers in Excess of
£525,000

Avon Road, Greenford UB6 9JD



in brief...

- Three Bedrooms
- Extended
- Spacious
- Off Street Parking
- Utility Room
- Downstairs Shower Room



the location...

nearest stations ...

South Greenford (1.2 miles)
Greenford (1.2 miles)
Castle Bar Park (1.3 miles)

Greenford is a town located in Northwest London and lies within zone 4 on the Central Line. There is good access to the West End of London as well as Ealing which offers ample popular restaurants.

The property is also on the borders of Southall which also falls under zone 4 Crossrail (Elizabeth Line). Greenford Broadway is a short walk away and offers a large variety of local amenities including Garrick Park, Ravenor Park and Jubilee Park.

The Broadway offers excellent transport links with routes going to Ealing, Greenford Station, Northolt, Heathrow and Wembley. There are several local schools in Greenford which include Stanhope Primary School, Ravenor Primary School, Our Lady of the Visitation Catholic Primary School, The Cardinal Wiseman Catholic School and Greenford High School.

