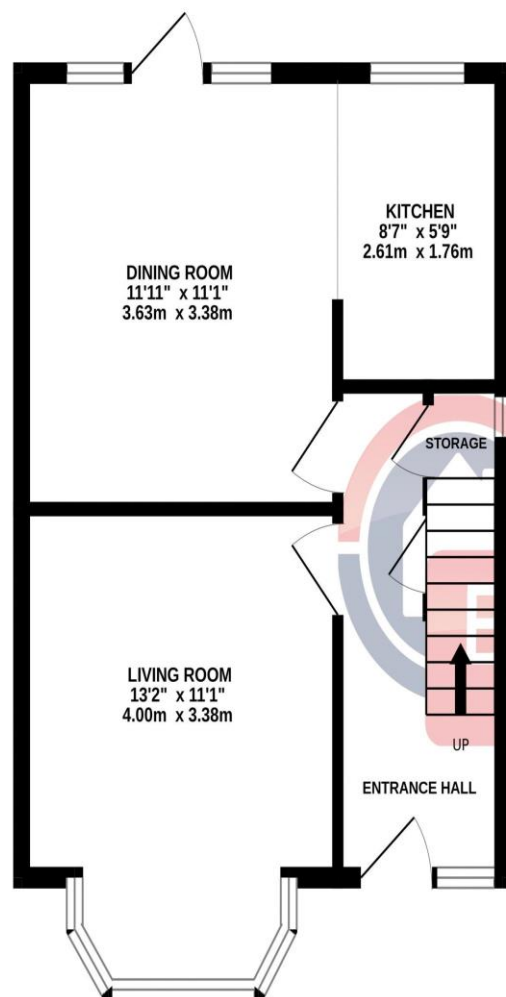
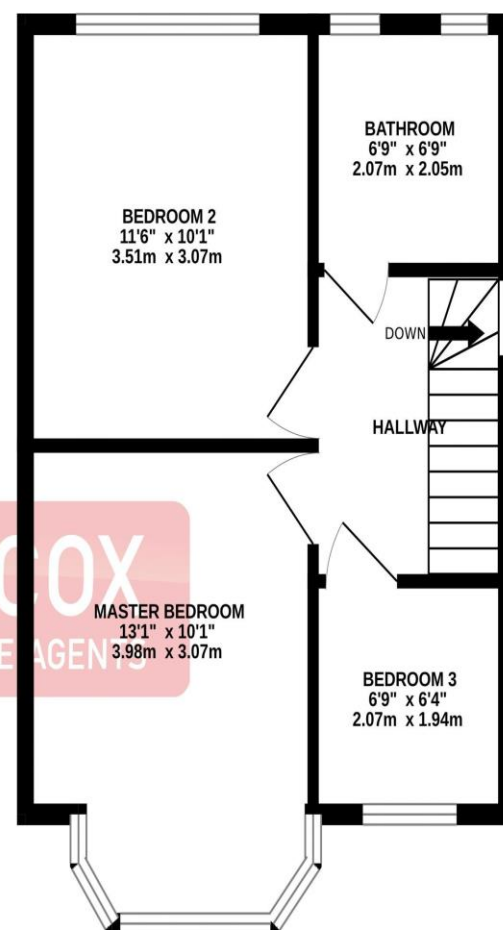


# the floorplan...

GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.8 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...

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



Brian Cox & Company are proud to announce this charming three bedroom end of terrace house. Nestled on a quiet, tree-lined street in the heart of Greenford, this good condition three bedroom home offers space, comfort, and excellent potential for future growth. The property features a bright and welcoming front reception room, a spacious kitchen/diner ideal for family meals and entertaining, three well-proportioned bedrooms upstairs as well as a spacious family bathroom. Outside, you'll find a generous rear garden and the rare advantage of side access, presenting fantastic potential for a side or rear extension (STPP). Off-street parking adds convenience, while the peaceful setting ensures a relaxed lifestyle. Perfectly positioned close to highly rated schools, transport links, and local amenities, this is a superb opportunity for families or buyers looking to upsize in a sought-after location.



Offers in Excess of  
£575,000

Worcester Gardens, Greenford UB6 0BH





## in brief...

- Three Bedrooms
- Freehold
- Potential to Extend STPP
- End of Terrace
- Chain Free
- Driveway



## the location...

### nearest stations ...

Greenford (0.5 miles)  
Northolt Park (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 schools in the area which have a good or higher Ofsted report which include Wood End Academy, Greenwood Primary School, Horsenden Primary School and Petts Hill Primary School.

If you have older children there are also local secondary schools which include William Perkin Church of England High School, Northolt High School and Rooks Heath College.