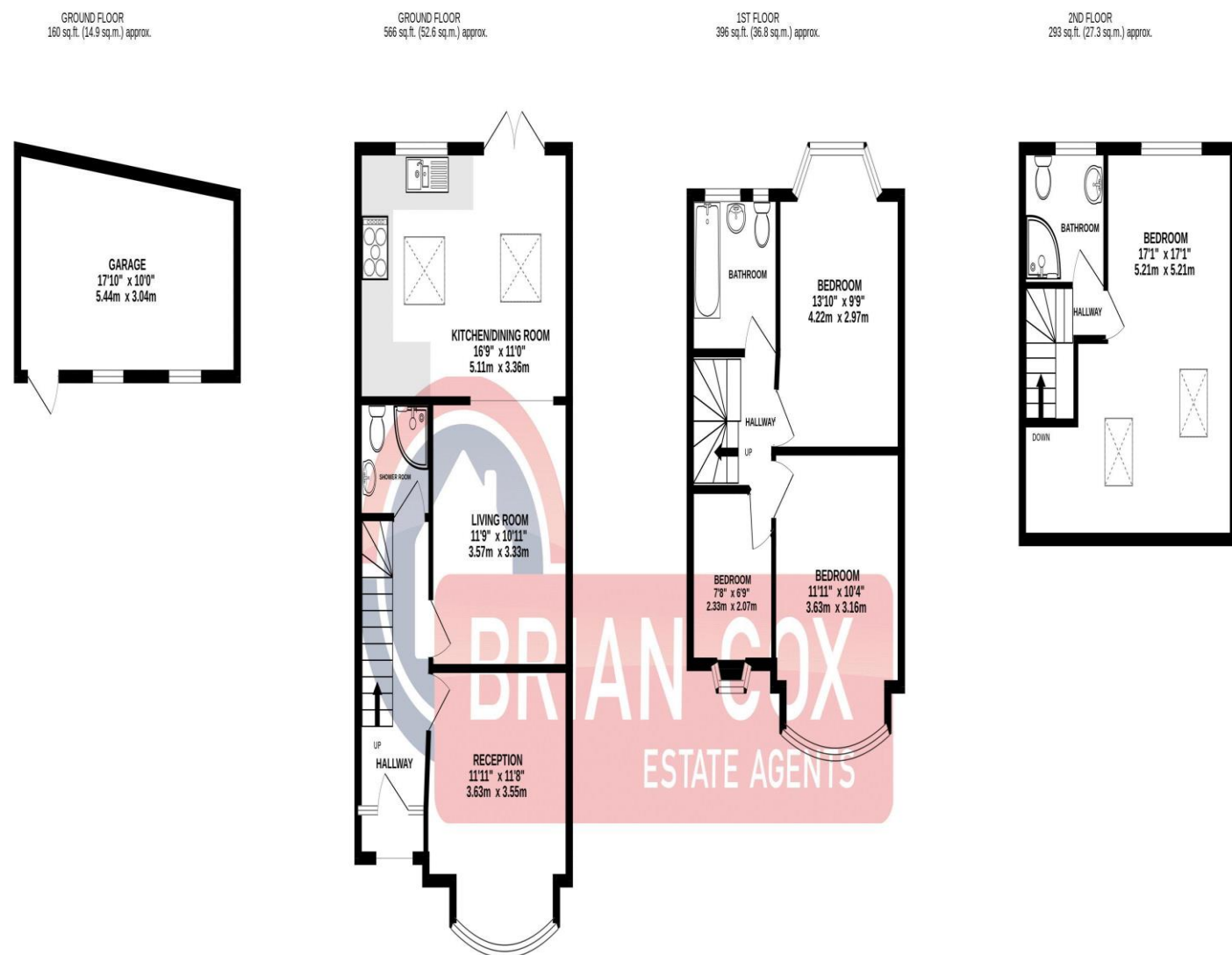


# the floorplan...



TOTAL FLOOR AREA : 1416 sq.ft. (131.5 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 and Company are pleased to bring to the market this four-bedroom terraced house. The property has two reception rooms and has been extended to the rear, creating a spacious open-plan kitchen/diner – a great space for family life and entertaining. With three bathrooms spread across each floor, this home provides added convenience and flexibility for larger households. Externally, the property benefits from off-street parking, a good-sized rear garden, and an outbuilding to the rear, offering ample storage or potential for additional use. Located in a popular residential area with access to local amenities, schools, and transport links, this property is not to be missed. Call now to arrange your viewing!!



£600,000  
Freehold

Stanley Avenue, Greenford UB6 8NP





### in brief...

- Four Bedroom
- Terraced House
- Extended
- Three Bathrooms
- Off Street Parking
- 0.6 Miles from Greenford Station



### the location...

#### nearest stations ...

Greenford (0.6 miles)  
Northolt (0.7 miles)  
South Greenford (1.0 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 primary schools in the area which include Oldfield Primary School, Coston Primary School, Edward Betham Church of England Primary School and Wood End Academy.

If you have older children there is also local secondary schools nearby which include William Perkin Church of England High School, Greenford High School and The Cardinal Wiseman Catholic School.