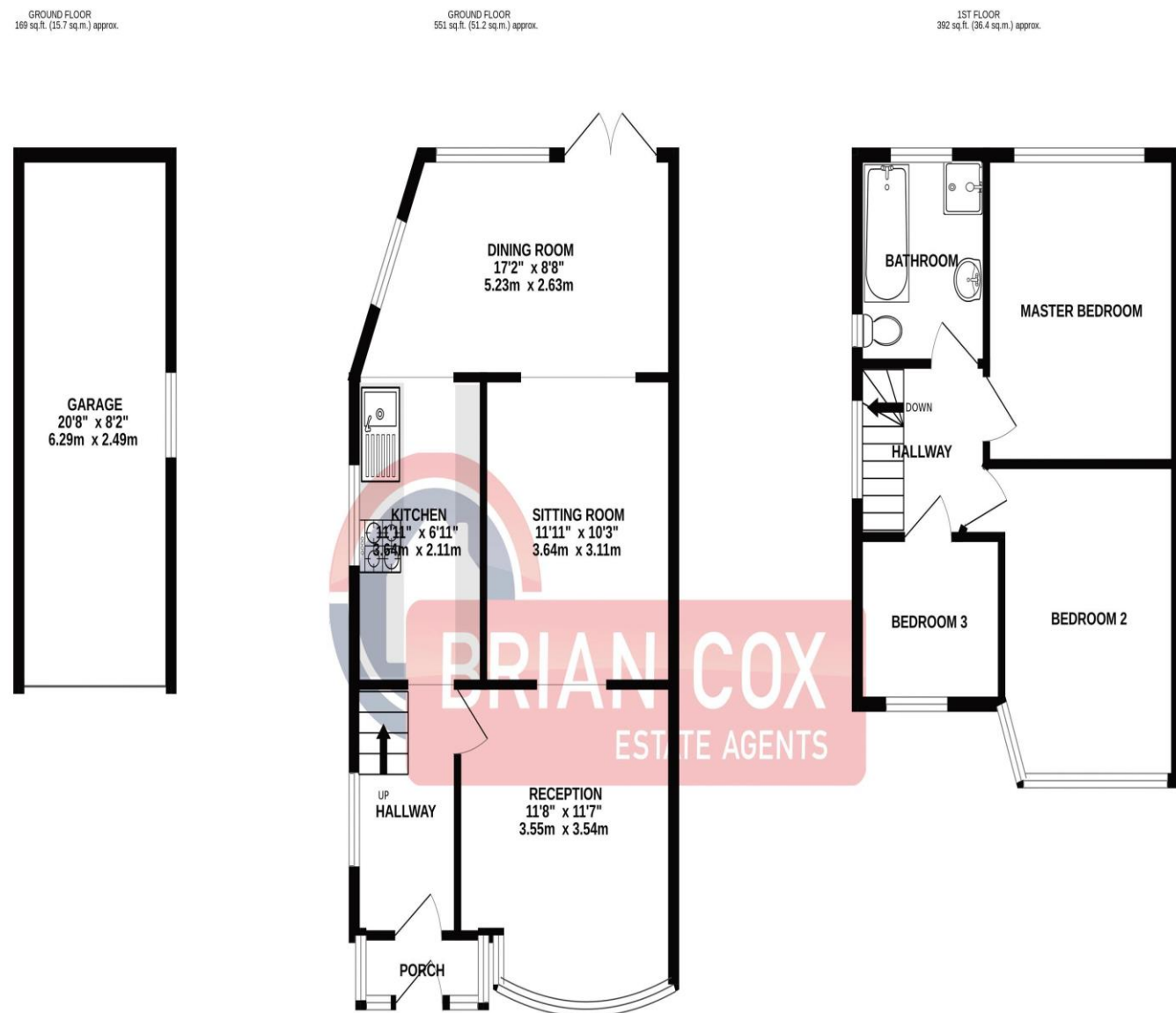


# the floorplan...



TOTAL FLOOR AREA: 1112 sq.ft. (103.3 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



Brain Cox and Company are delighted to bring this immaculately presented three-bedroom semi-detached home to the market. Situated on a popular residential road, the property has been extended to the rear, creating a bright and modern living space that flows beautifully into a large, beautifully maintained garden. This home has generous room sizes, a modern kitchen, a four-piece family bathroom, including a separate shower and bath. Further benefits include a garage, off-street parking, and excellent access to local schools, shops, and transport links, making this an ideal choice for families and commuters alike. Early viewings are highly recommended to fully appreciate all that this stunning home has to offer!!



£630,000  
Freehold

Daryngton Drive, Greenford UB6 8BQ



### in brief...

- Three Bedroom
- Semi-Detached House
- Potential to Extend (stpp)
- Off Street Parking
- Large Rear Garden
- Garage



### the location...

#### nearest stations ...

South Greenford (0.3 miles)  
Greenford (0.5 miles)  
Perivale (0.8 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.



This property is located in north Greenford on a residential road within easy reach of Greenford Station, the A40, Westway cross retail park as well as numerous bus links.



There are several local schools in Greenford which include The Cardinal Wiseman School, William Perkin Church of England High School, Ravenor Primary School, Horsenden Primary School, Edward Betham and Costons Primary School.