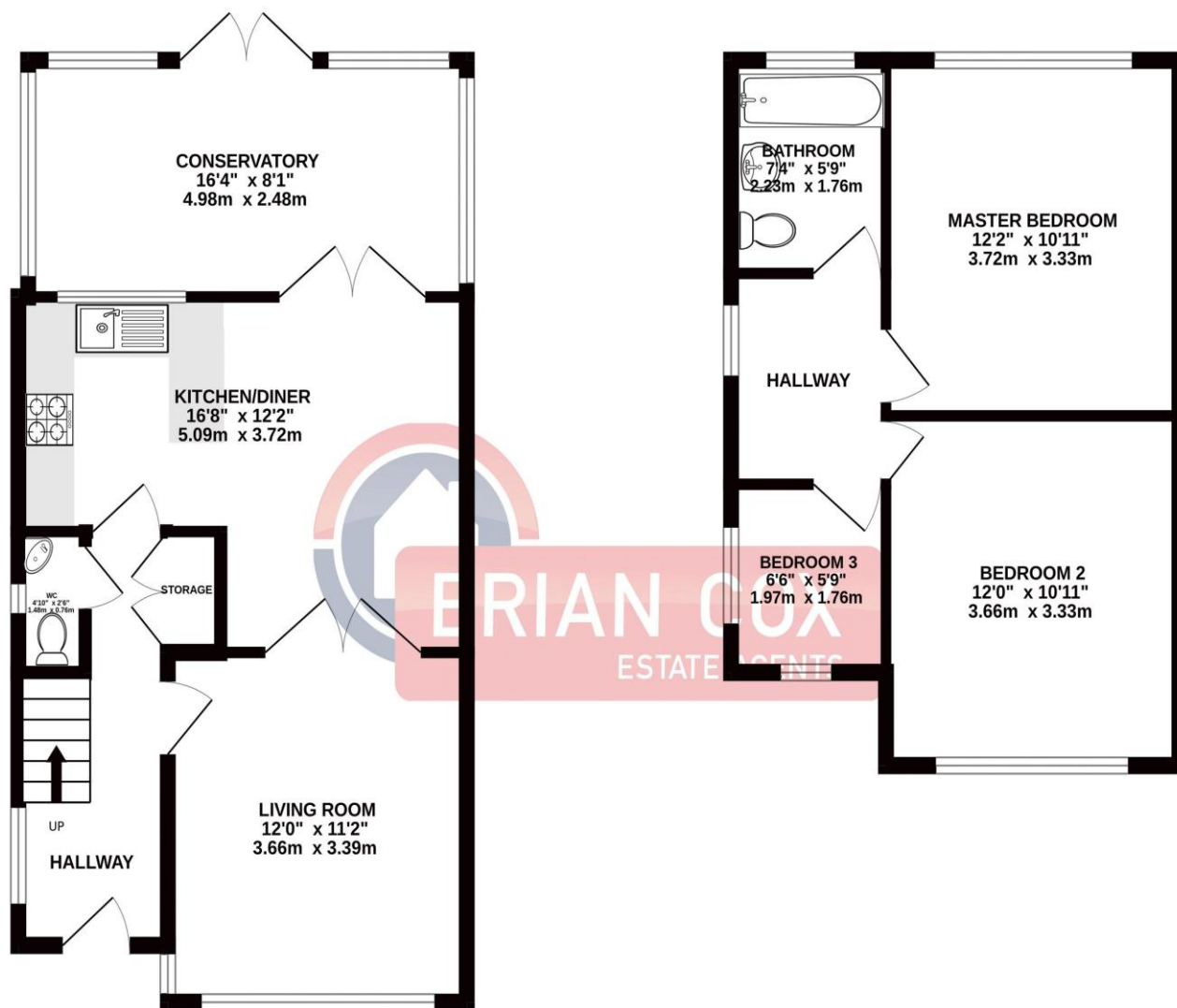


the floorplan...

GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



more details from...

call: **Brian Cox Greenford: 0208 578 1004**
email: james.legrove@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
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Brian Cox & Company are pleased to announce this well-presented three bedroom semi-detached home located in the sought-after Medway Village, Perivale. This spacious property features a bright reception room, generous kitchen/diner, a modern conservatory, and a convenient downstairs WC. The home is in good condition throughout and benefits from a private rear garden and a driveway for two cars. Ideally situated just a short walk from Perivale Station (Central Line), with excellent local schools, parks, and road links nearby, making it a perfect choice for families or commuters.



£625,000
Freehold

Colwyn Avenue, Greenford UB6 8JY



in brief...

- Semi Detached
- Medway Village
- Driveway
- Good Condition
- Conservatory
- Downstairs W/C
- Heat Recovery Ventilation System



the location...

nearest stations ...

Perivale (0.2 miles)
South Greenford (0.4 miles)
Greenford (0.9 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 also local secondary schools nearby some of these include Selborne Primary School, St John Fisher Catholic Primary School, Oldfield Primary School, Perivale Primary School, Brentside High School and William Perkin Church of England High School.

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