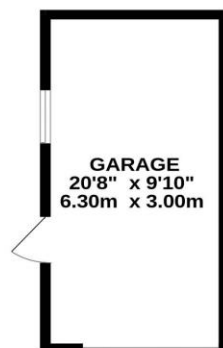
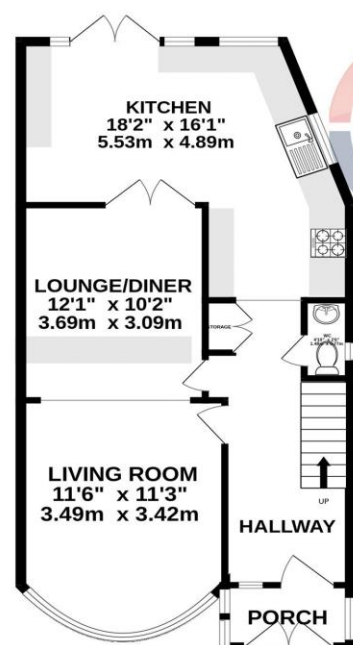
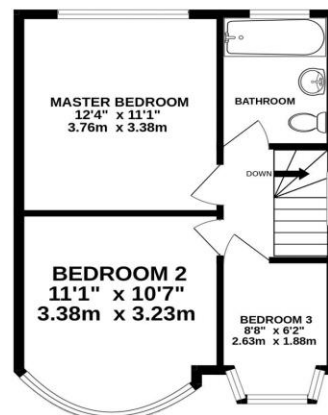


the floorplan...

GROUND FLOOR
871 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



BRIAN COX
ESTATE AGENTS

TOTAL FLOOR AREA: 1280 sq.ft. (118.9 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 & Company are delighted to announce this beautifully maintained three bedroom semi-detached house to the market, situated on the highly sought-after Leaver Gardens. The property offers a spacious through lounge, a modern rear extension creating a bright open-plan kitchen/dining area, and direct access to a generous private garden. Upstairs benefits from three well-proportioned bedrooms and a family bathroom. Additional features include a gated driveway, a garage accessible via shared drive, and further potential to extend (STPP). Perfectly located close to Greenford Station (Central Line & National Rail), excellent schools, and local amenities, this is an ideal home for families and commuters alike.



£625,000
Freehold

Western Avenue, Greenford UB6 8EP



in brief...

- Three Bedrooms
- Semi Detached
- Freehold
- Gated Driveway
- Extended
- Garage via Shared Drive



the location...

nearest stations ...

South Greenford (0.3 miles)
Greenford (0.6 miles)
Castle Bar Park (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.

There are several local primary schools in the area which include Coston Primary School, Oldfield Primary School, Edward Betham CofE Primary School and Selborne Primary School.

If you have older children there are also local secondary schools nearby, some of these include William Perkin Church of England High School, Brentside High School and The Cardinal Wiseman Catholic School.