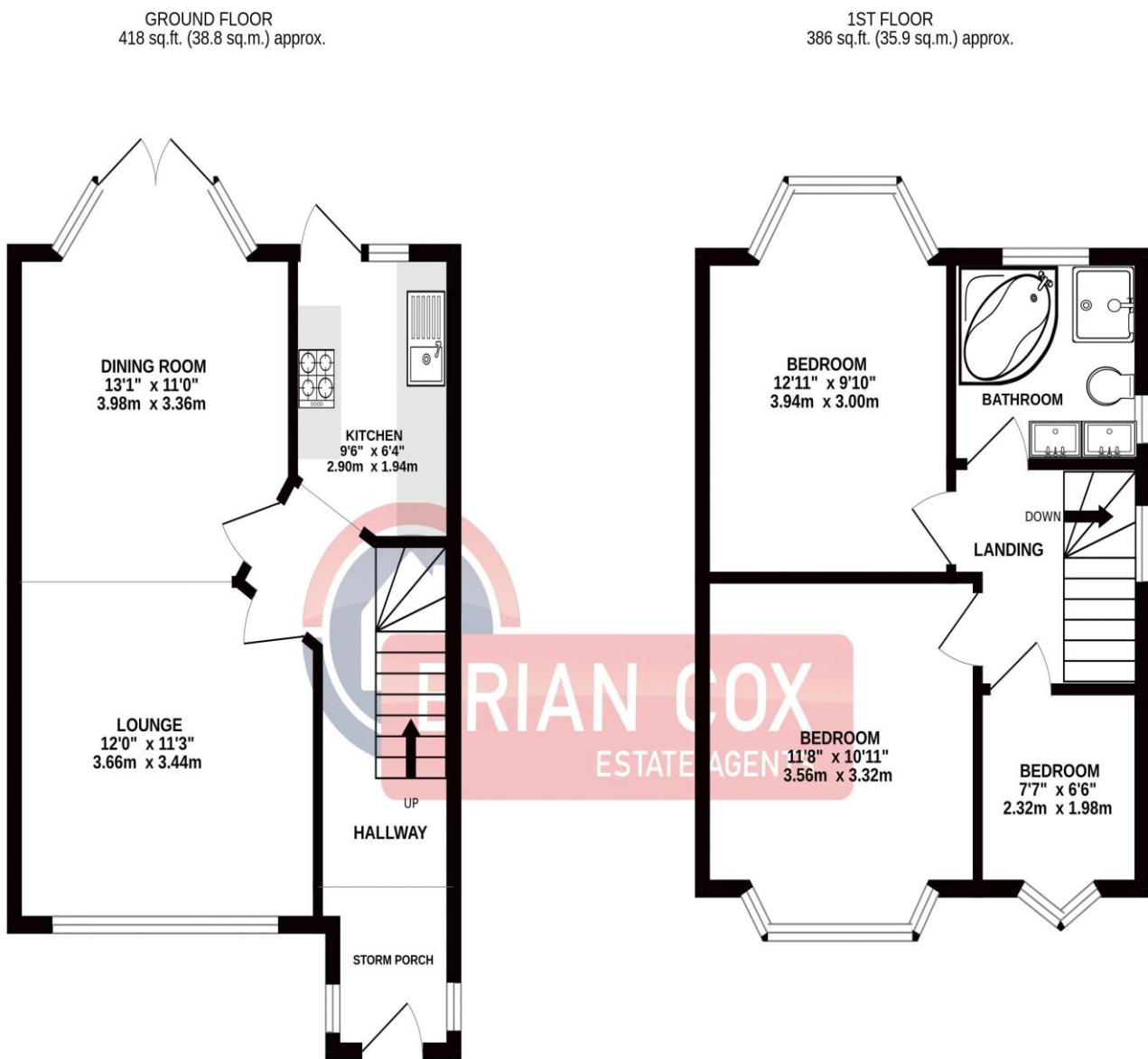


the floorplan...



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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  
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THREE BEDROOM - END OF TERRACE HOUSE - OFF STREET PARKING - REAR GARDEN – CHAIN FREE!!  
Brian Cox and Company are delighted to bring to the market this beautifully presented three-bedroom end of terrace family home in Greenford. The property briefly comprises an entrance hall, a spacious through lounge, modern fitted kitchen, three good sized bedrooms and a four piece fully tiled family bathroom with his and hers marble sinks Further benefits include outbuilding to the rear, private rear garden, off street parking, potential to extend (stpp), double glazing and gas central heating. Call now to arrange your chance to view and avoid disappointment!!



£600,000  
Freehold

Wadham Gardens, Greenford, UB6 0BT



### in brief...

- Three Bedroom
- End of Terrace
- Chain Free
- Beautifully Presented Throughout
- Outbuilding
- Off Street Parking
- Potential to Extend (STPP)



### the location...

#### nearest stations ...

Sudbury Hill (0.6 miles)  
Greenford (0.6 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.