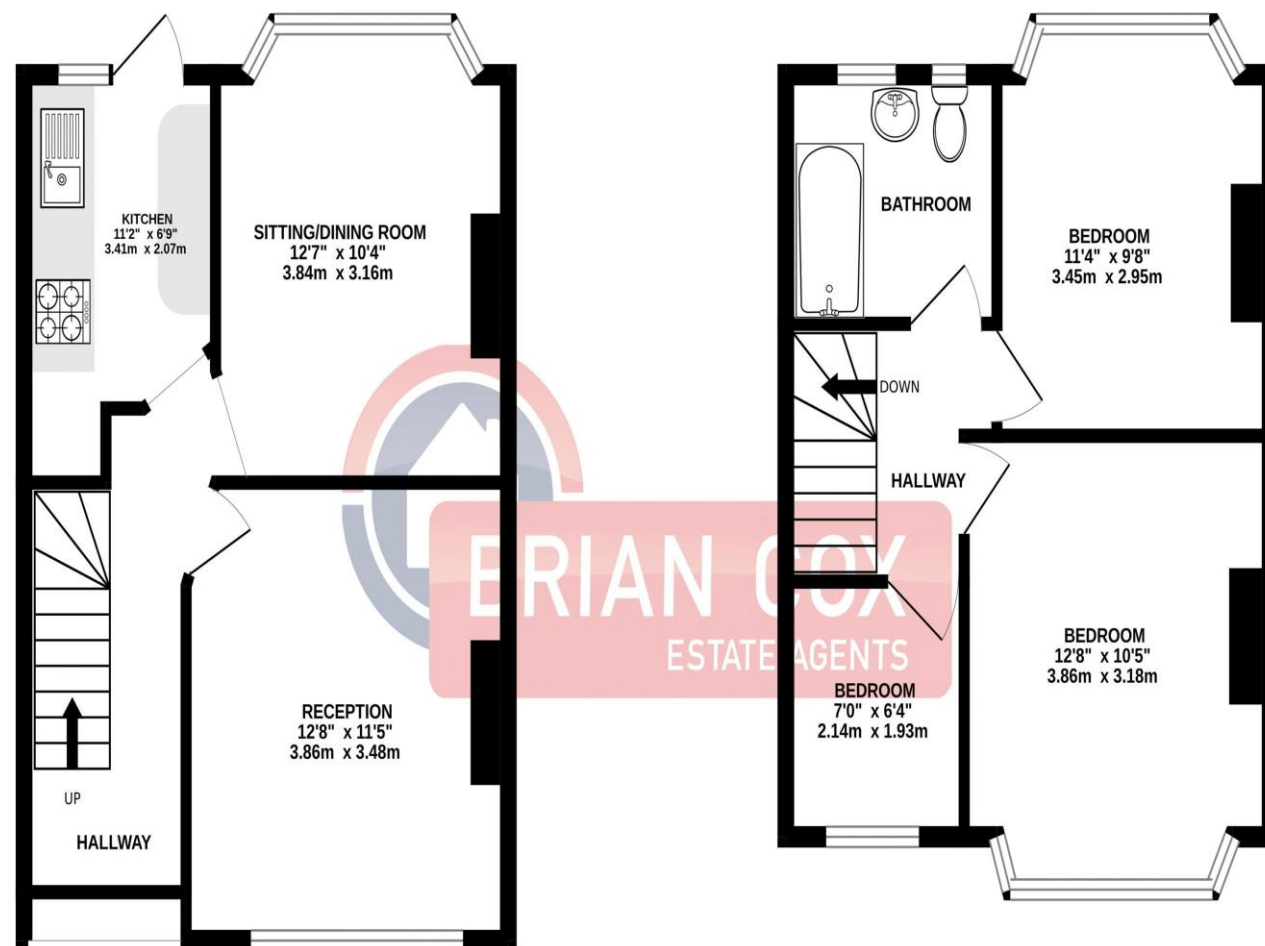


# the floorplan...

GROUND FLOOR  
410 sq.ft. (38.0 sq.m.) approx.

1ST FLOOR  
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 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...

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0208 578 1004  
[brian-cox.co.uk](http://brian-cox.co.uk)



THREE BEDROOM - FREEHOLD - CHAIN FREE - OFF STREET PARKING!! Brian Cox and Company bring to the market this three-bedroom terrace family home. The property consists of two reception rooms, fitted kitchen, three bedrooms and a modern family bathroom. Further benefits include off street parking, the potential to extend (STPP), a good-sized rear garden and access to the rear via service road. Viewings are available now so call to arrange yours!!!



£525,000  
Freehold

Worcester Gardens, Greenford UB6 0BJ

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.



## in brief...

- Three Bedrooms
- Terraced Freehold Home
- Chain Free
- Off Street Parking
- Potential to Extend (STPP)
- Popular Residential Location



## the location...

### nearest stations ...

Greenford (0.5 miles)  
Sudbury Hill (0.9 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.