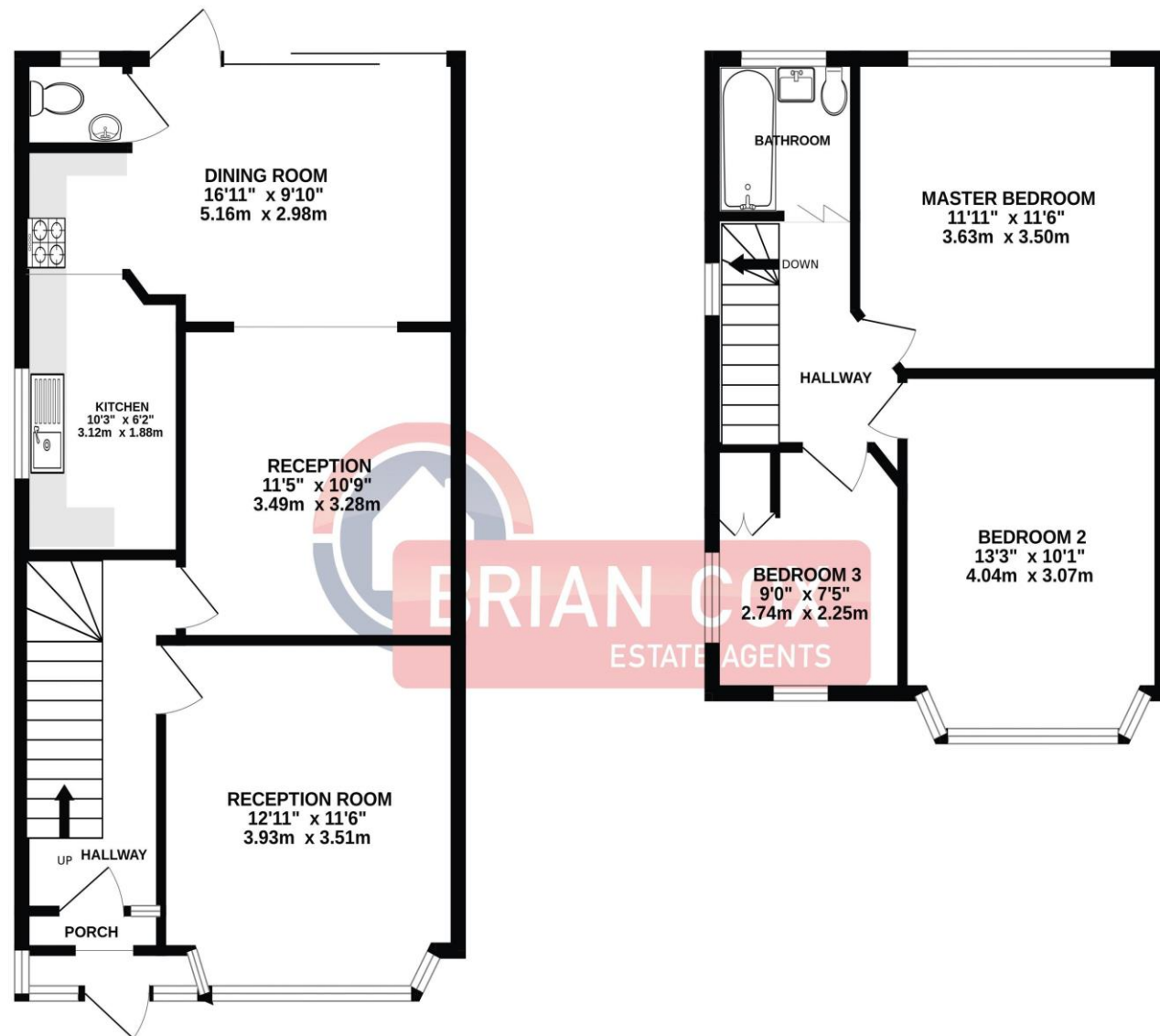


# the floorplan...

GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.

1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 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**



**0208 578 1004**  
**brian-cox.co.uk**



THREE BEDROOMS - END OF TERRACE - EXTENDED - OFF STREET PARKING - FREEHOLD.  
Brian Cox and Company are proud to bring to the market this three-bedroom end of terrace family home. Located within a short walk to Greenford's vibrant Broadway yet set on a peaceful residential road. The property briefly comprises a two reception rooms, extended fitted kitchen/dining room. Upstairs consists of three bedrooms and family bathroom. Further benefits include off street parking, garage to the rear, private rear garden, double glazing and gas central heating. Call now to arrange your chance to view and avoid disappointment!!



**£550,000**  
Freehold

**Braund Avenue, Greenford UB6 9JL**

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 Bedroom
- End of Terrace House
- Extended
- Off Street Parking
- Private Rear Garden
- Potential to Extend (stpp)



### the location...

#### nearest stations ...

Greenford (1.2 miles)  
South Greenford (1.2 miles)  
Castle Bar Park (1.4 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 include Ravenor Primary School, Stanhope Primary School, Lady Margaret Primary School and Allenby Primary School.