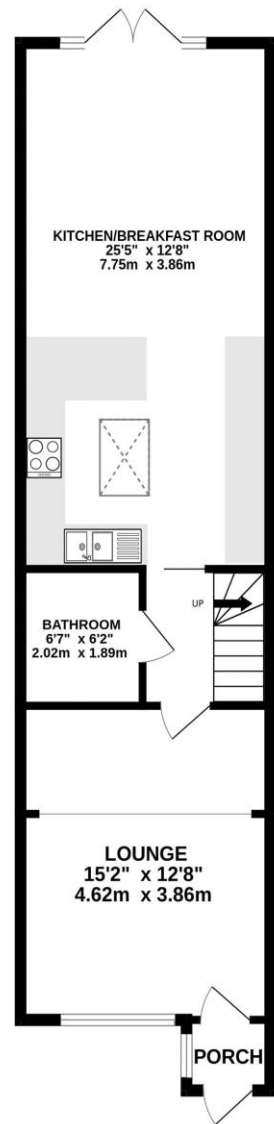
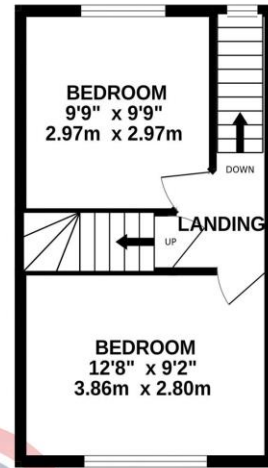


# the floorplan...

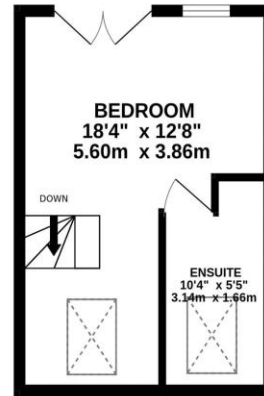
GROUND FLOOR  
613 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR  
276 sq.ft. (25.6 sq.m.) approx.



2ND FLOOR  
233 sq.ft. (21.6 sq.m.) approx.



**BRIAN COX**  
ESTATE AGENTS

TOTAL FLOOR AREA: 1121 sq.ft. (104.2 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: [daniel.jed@brian-cox.co.uk](mailto:daniel.jed@brian-cox.co.uk)  
web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0208 578 1005  
[brian-cox.co.uk](http://brian-cox.co.uk)



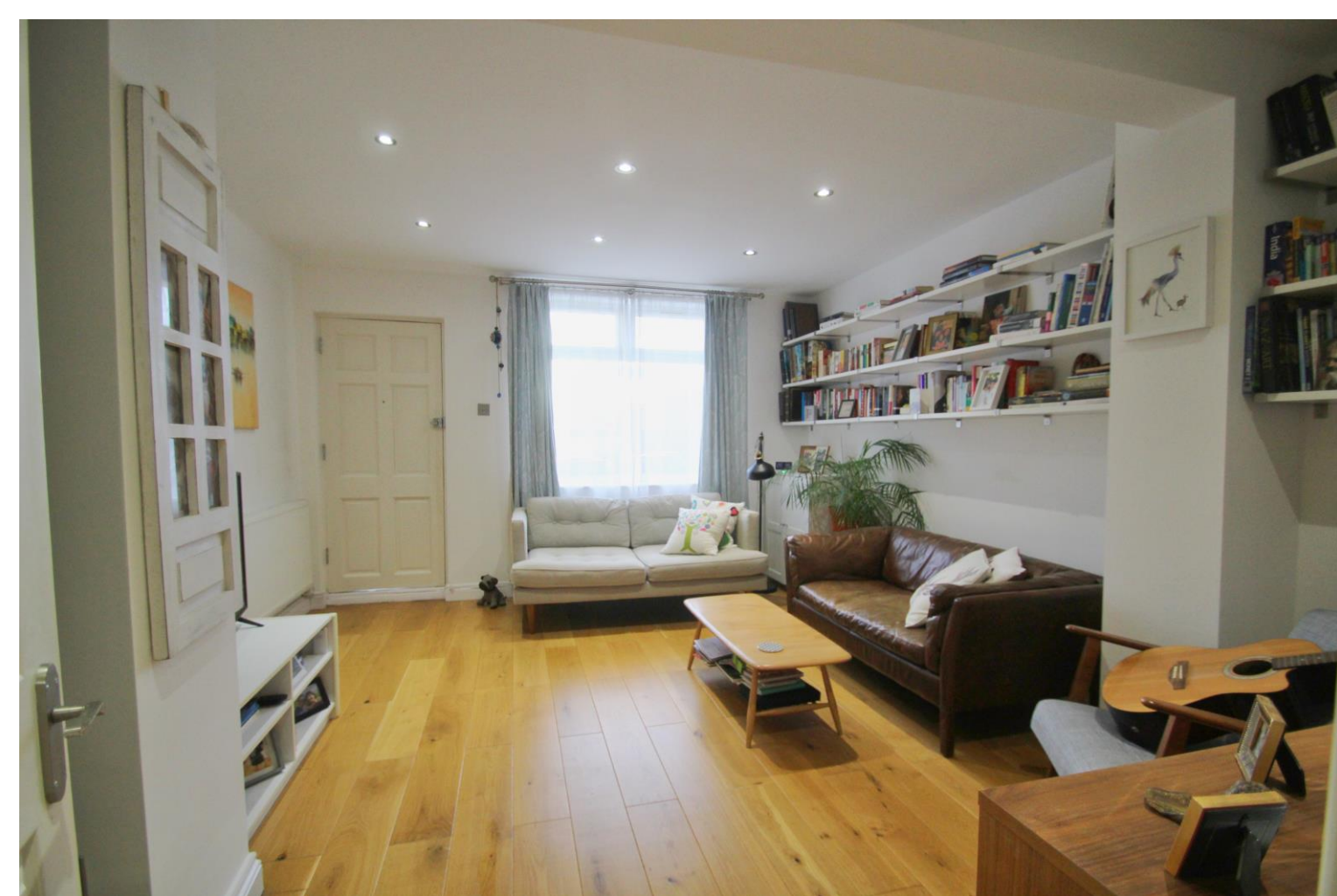
THREE DOUBLE BEDROOMS - EXTENDED KITCHEN/BREAKFAST ROOM - IMMACULATE CONDITION - PRIVATE REAR GARDEN. Brian Cox and Company are delighted to bring to the market this three bedroom family home located in the Southall Borders. The property has been beautifully maintained by the existing owners and briefly comprises a storm porch, a 15ft lounge, modern downstairs bathroom, a large kitchen/breakfast room with integrated appliances, three bedrooms including one with an en-suite shower room. All in all this a great home not to be missed, so call to view now!!



£545,000  
Freehold

Denbigh Road, Southall UB1 2RR

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
- Terraced Cottage
- Two Bathroom
- Extended Kitchen/Breakfast Room
- Double Glazed / Gas Central Heating
- Beautiful Condition Throughout



## the location...

### nearest stations ...

Southall (0.9 miles)  
Hanwell (1.6 miles)  
Castle Bar Park (1.8 miles)

This property is set just a short distance from Southall Broadway and only a mile walk from Southall Station, zone 4, with Crossrail (Elizabeth Line). This connects to Paddington Station in less than 20 minutes.

You have several bus routes which you can catch via the Lady Margaret Road, Uxbridge Road or Ruislip Road. Buses will take you to Greenford, Southall, Ealing and Hanwell Stations to name just a few destinations.

Local schools include Durdans Park Primary, Lady Margaret Primary, North Primary School, Dormers Wells High School and Greenford High Schools.