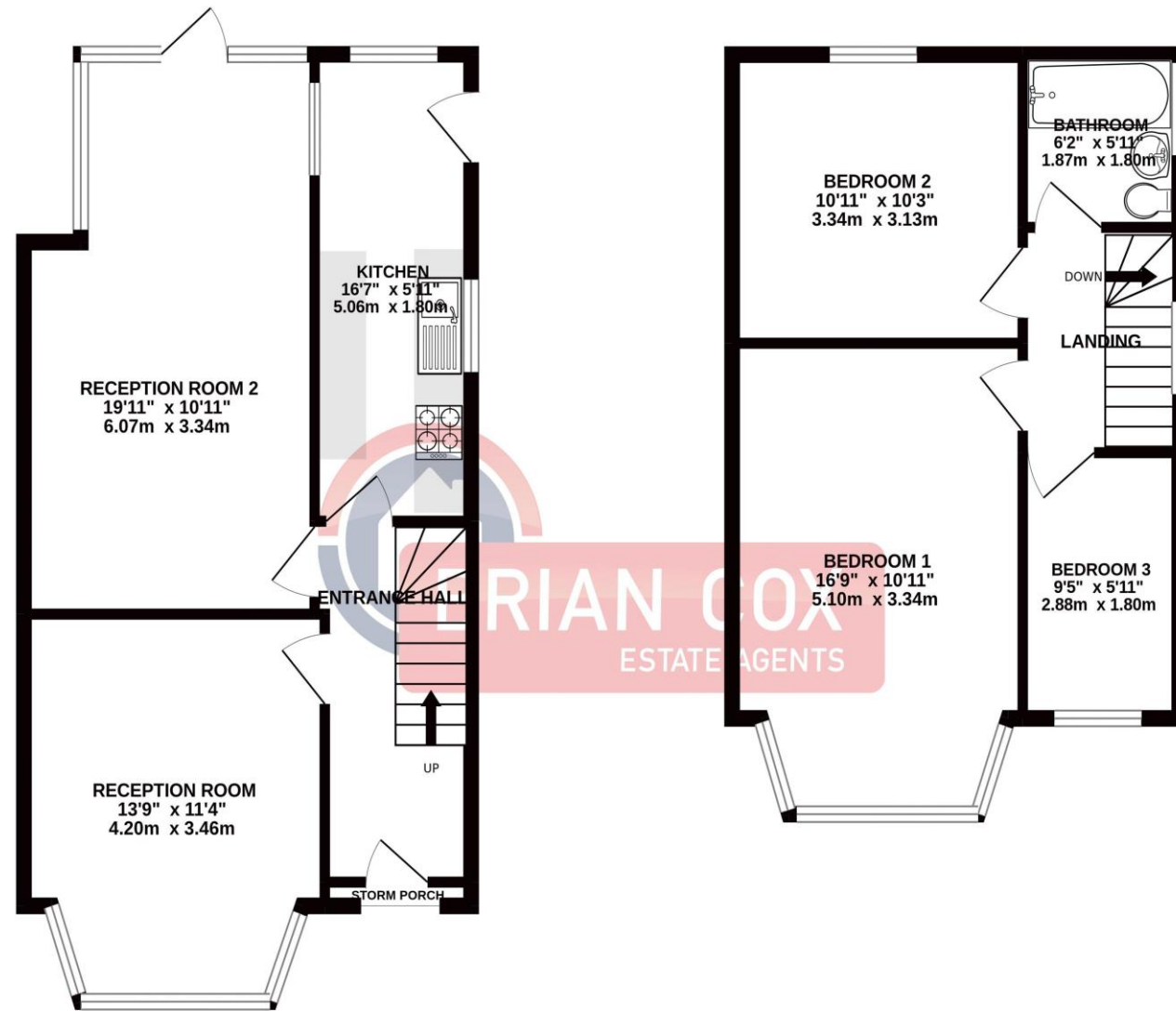


# the floorplan...

GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.

1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 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 Sudbury: 0208 422 1007**

email: **Kasru.ali@brian-cox.co.uk**

web: **www.brian-cox.co.uk**



0208 422 1007  
brian-cox.co.uk



SEMI DETACHED HOUSE - EXTENDED - GARAGE VIA OWN DRIVE - GARDEN - CHAIN FREE. Located on this popular residential road and providing easy access to Sudbury Town Underground Station. This well presented extended three bedroom semi detached house comprises briefly of a two reception rooms, kitchen, three bedrooms and bathroom. The property benefits from double glazing, gas central heating, off street parking, garage via own drive, front and rear gardens. Chain Free



Offers in Excess of  
**£600,000**

Whitton Avenue East, Greenford UB6

OQE

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...

- Semi Detached House
- Garage Via Own Drive
- Extended
- Three Bedrooms
- Two Reception Rooms
- Front & Rear Gardens



## the location...

### nearest stations ...

Sudbury Town (0.1 miles)  
Sudbury & Harrow Road (0.1 miles)  
Sudbury Hill (0.8 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.

Bordering Alperton, Perivale and Sudbury Town you will find Horsenden Hill, the largest single nature conservation site in the borough which comprises of wetlands, meadows and woodland habitat. There are also a number of leisure facilities available within this green space including Sudbury Golf Club, Horsenden Hill Activity Centre and Ealing Canoe Club.

There are several local schools in the area which include Horsenden Primary School, Wood End Academy, Greenwood Primary School, Sudbury Primary School and St George's Primary School.

If you have older children there are also several secondary schools in the area these include William Perkin Church of England High School, Wembley High Technology College and Alperton Community School.

