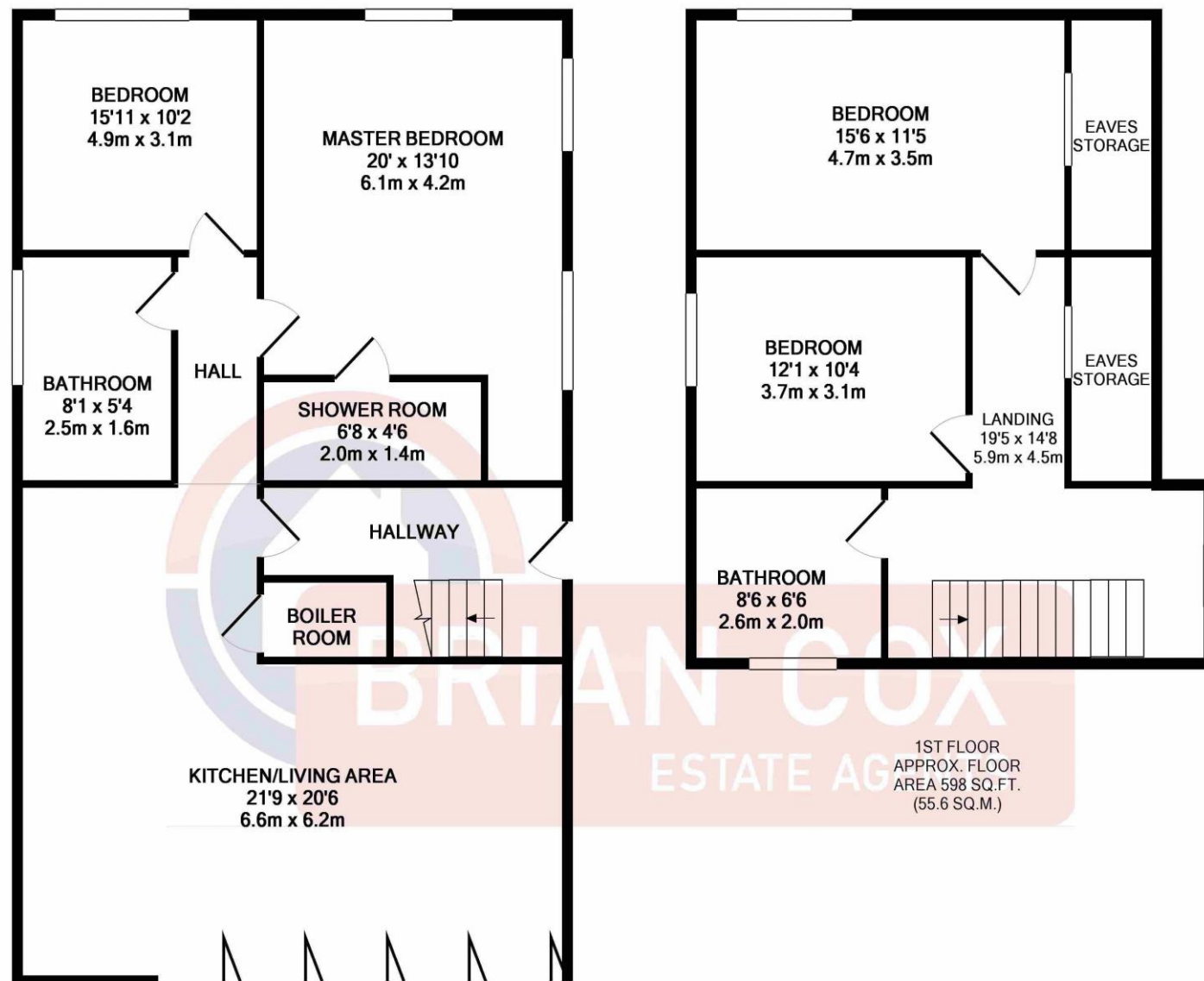


the floorplan...



GROUND FLOOR
APPROX. FLOOR
AREA 1020 SQ.FT.
(94.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1619 SQ.FT. (150.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2017

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



This beautifully presented four-bedroom detached bungalow offers spacious and versatile accommodation, finished to a high standard throughout and perfectly suited for modern family living. Flooded with natural light, this bright and airy home features a generous open-plan living, kitchen and dining area, creating the ideal space for both everyday family life and entertaining. Bi-folding doors open seamlessly onto a private rear garden, bringing the outside in and providing the perfect setting for relaxing or hosting guests. The ground floor boasts two well-proportioned double bedrooms, including an impressive principal bedroom with the added luxury of an en-suite shower room. A stylish, fully tiled family bathroom serves the remainder of the ground floor. Upstairs, you will find a further two spacious double bedrooms and an additional fully tiled family bathroom. Sky lights throughout the upper floor allow an abundance of natural light to flow through the home, while ample storage solutions ensure practicality for growing families. Combining contemporary design with flexible living space, this exceptional property offers comfortable accommodation across two floors and must be viewed to be fully appreciated. Early viewing is highly recommended – contact us today to arrange your appointment!!



**Offers in Excess of
£650,000**

Ferrymead Avenue, Greenford UB6 9TL

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...

- Four Double Bedrooms
- Detached Bungalow
- Three Bathrooms
- Corner Plot
- Private Rear Garden
- Popular Residential Road



the location...

nearest stations ...

Greenford (1.0 miles)
South Greenford (1.1 miles)
Northolt (1.2 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, Coston Primary School and Edward Betham Church of England Primary School.

If you have older children there are many local secondary schools in the area which include Greenford High School, The Cardinal Wiseman Catholic School and William Perkin Church of England High School.

0208 578 1004

brian-cox.co.uk