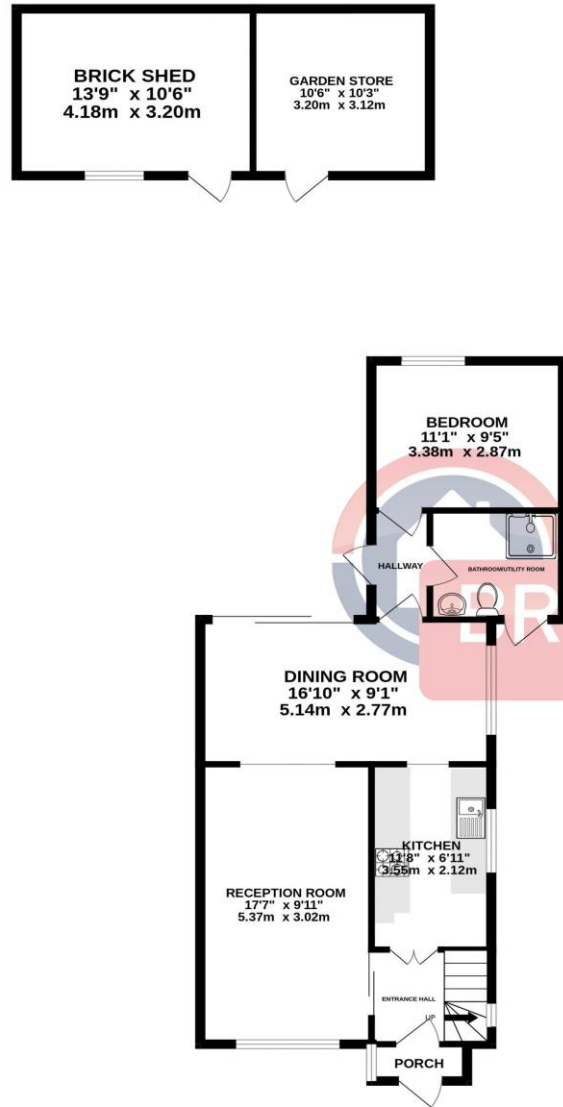
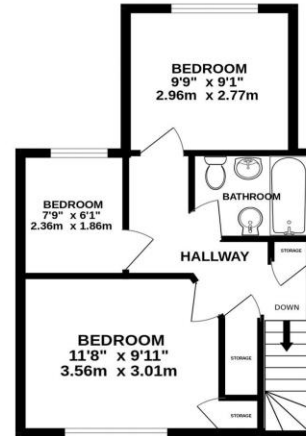


the floorplan...

GROUND FLOOR
895 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 1280 sq.ft. (118.9 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



Brian Cox and Company are delighted to bring to the market this well-presented four-bedroom semi-detached family home, ideally located on a popular residential road just moments from Greenford Station (Central Line), excellent bus links, local schools and a wide range of amenities. This character-filled property has been lovingly maintained by the current owners and offers generous living accommodation throughout. The ground floor features a welcoming through lounge leading into a spacious dining room, alongside a separate fitted kitchen. To the rear, there is a versatile downstairs shower/utility room and a double bedroom complete with fitted wardrobes. The first floor comprises three bedrooms, a family bathroom and ample storage throughout. Externally, the property boasts a large rear garden with a brick-built storage shed/workshop, perfect for hobbies or additional storage. Further benefits include off-street parking, secure side access, gas central heating, double glazing and excellent potential to extend (STPP). Early viewing is highly recommended—call now to arrange your appointment and avoid disappointment!!!



£625,000
Freehold

Bennetts Avenue, Greenford, UB6 8AX

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 Bedroom
- Semi-Detached House
- Two Bathrooms
- Extended
- Larger than Average Rear Garden
- Potential to Extend (STPP)



the location...

nearest stations ...

- Greenford (0.3 miles)
- South Greenford (0.4 miles)
- Perivale (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. It is 11 miles (18 km) from Charing Cross in Central London.

There are several local schools in the area which include The Cardinal Wiseman School, William Perkin Church of England High School, Ravenor Primary School, Horsenden Primary School, Edward Betham and Costons Primary School.