

**37 Ridding Lane, Greenford, Middx, UB6 0JX**

Approximate Gross Internal Area = 1447 sq ft / 134.4 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 69 sq ft / 6.4 sq m  
Garage = 145 sq ft / 13.5 sq m  
Office = 204 sq ft / 19 sq m  
Total = 1865 sq ft / 173.3 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

more details from...

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Brian Cox and Company are delighted to bring to the market this spacious FOUR bedroom, TWO bathroom, SEMI-DETACHED house. Located on a popular residential road in Sudbury. Offering an abundance of natural light throughout, the house features a front reception room, a generous REAR DINING ROOM EXTENSION. The kitchen is complemented by a pantry/utility room, offering additional storage and convenience. The property's layout is further enhanced by a LOFT CONVERSION with an en suite, creating an extra bedroom and additional living space for a growing family or guests. Further benefits include the separate HOME OFFICE/OUTBUILDING, providing a quiet, private area ideal for remote work, for those needing further storage, the property also includes a GARAGE and a well-sized rear garden. This well-presented home is in modern condition, offering the perfect combination of space, style, and convenience. It truly is a must-see for anyone looking for a comfortable and practical family home in Sudbury. Viewings are highly recommended so CALL NOW to arrange yours!!



£725,000  
Freehold

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## in brief...

- Four Bedroom
- Semi-Detached
- Extended to the Rear
- Off Street Parking
- Beautifully Presented
- Utility Room



## the location...

### nearest stations ...

Sudbury Hill (0.2 miles)  
Sudbury Hill Harrow (0.3 miles)  
Sudbury & Harrow Road (0.7 miles)

There are four stations in the area which are Sudbury Town Station (Piccadilly Line), Sudbury Hill Station (Piccadilly Line), Sudbury & Harrow Road Station and Sudbury Hill Harrow Station which are both served by Chiltern Railways.

Sudbury is a suburb in the London borough of Brent and Harrow, located in North West London, United Kingdom. Sudbury is an historical area having once extended from the 'South Manor- Sudbury' (thought to have been on Harrow Hill) to the area that is now known as Wembley Central.

There are many local schools nearby some of these include Horsenden Primary School, Wood End Academy, St George's Primary School, William Perkin Church of England High School and Whitmore High School.