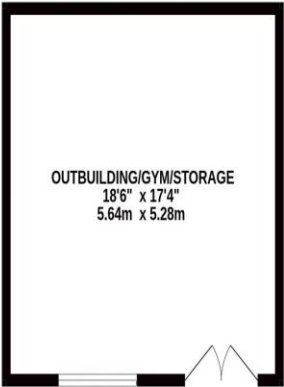
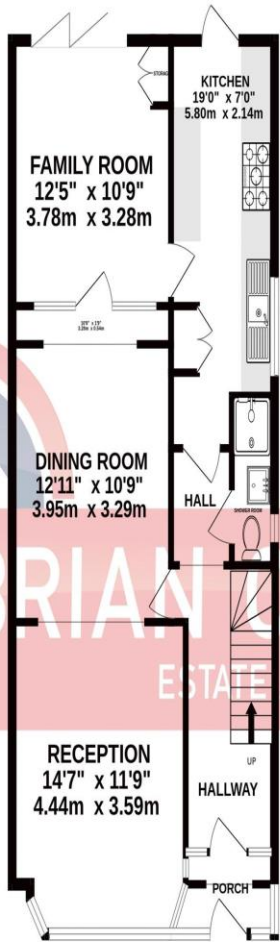


the floorplan...

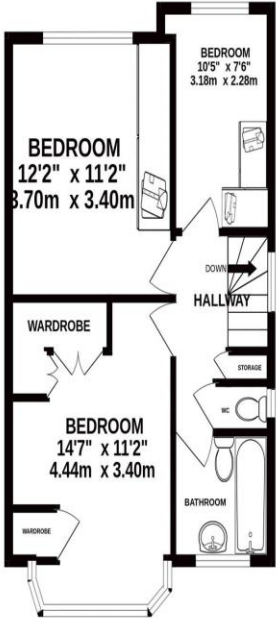
GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1523 sq.ft. (141.5 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**



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.



0208 578 1004
brian-cox.co.uk



THREE BEDROOM - SEMI-DETACHED - FREEHOLD - IMMACULATE CONDITION THROUGHOUT - OFF STREET PARKING. Brian Cox and Company are delighted to bring to the market this beautifully presented extended semi-detached family home in Greenford. The property has been well maintained by the existing owners and consists of a through lounge flooded with natural light, a second extended reception room leading into the fully fitted kitchen, a downstairs shower room, three bedrooms and a family bathroom. Further benefits include access to the garden via shared drive, which is securely gated, outbuilding to the rear of the garden currently being used for storage, double glazing, gas central heating, large rear garden and off street parking. This family home is located within easy reach of Greenford Station as well as local shops and schools. For those that drive the a40 is just a short distance away whether you are looking for access to London or a quick trip to the home counties. All in all this is one property not to be missed, so call now to arrange your chance to view and avoid disappointment!!



£650,000
Freehold

Greenford Road, Greenford UB6 8QJ



in brief...

- Three Bedroom
- Semi-Detached
- Immaculate Condition Throughout
- Extended to the Rear
- Two Bathrooms
- 0.4 miles to Greenford Station (Central Line)



the location...

nearest stations ...

Greenford (0.4 miles)
South Greenford (0.5 miles)
Perivale (1.0 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 primary schools in the area which include Ealing Primary Centre, Oldfield Primary School, Edward Betham Church of England Primary School and Selborne Primary School.

If you have older children there are also several secondary schools nearby these include William Perkin Church of England High School, Brentside High School and The Cardinal Wiseman Catholic School.

