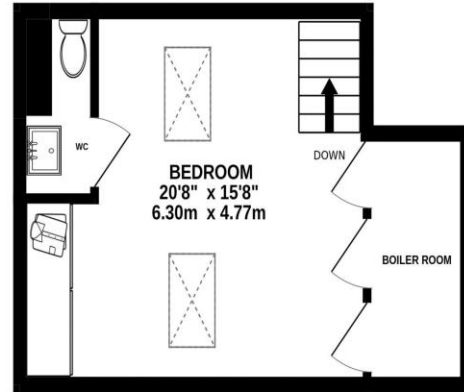
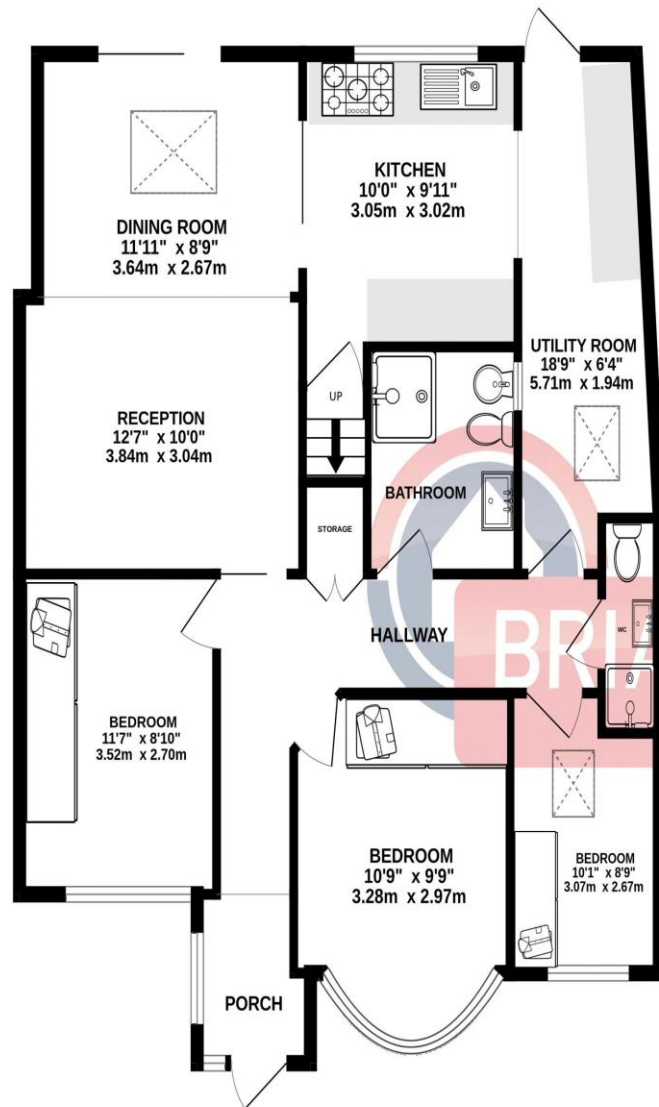


# the floorplan...

GROUND FLOOR  
946 sq.ft. (87.9 sq.m.) approx.

1ST FLOOR  
248 sq.ft. (23.0 sq.m.) approx.



**BRIAN COX**  
ESTATE AGENTS

TOTAL FLOOR AREA: 1193 sq.ft. (110.8 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](mailto:emma.gerald@brian-cox.co.uk)  
web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0208 578 1004  
[brian-cox.co.uk](http://brian-cox.co.uk)



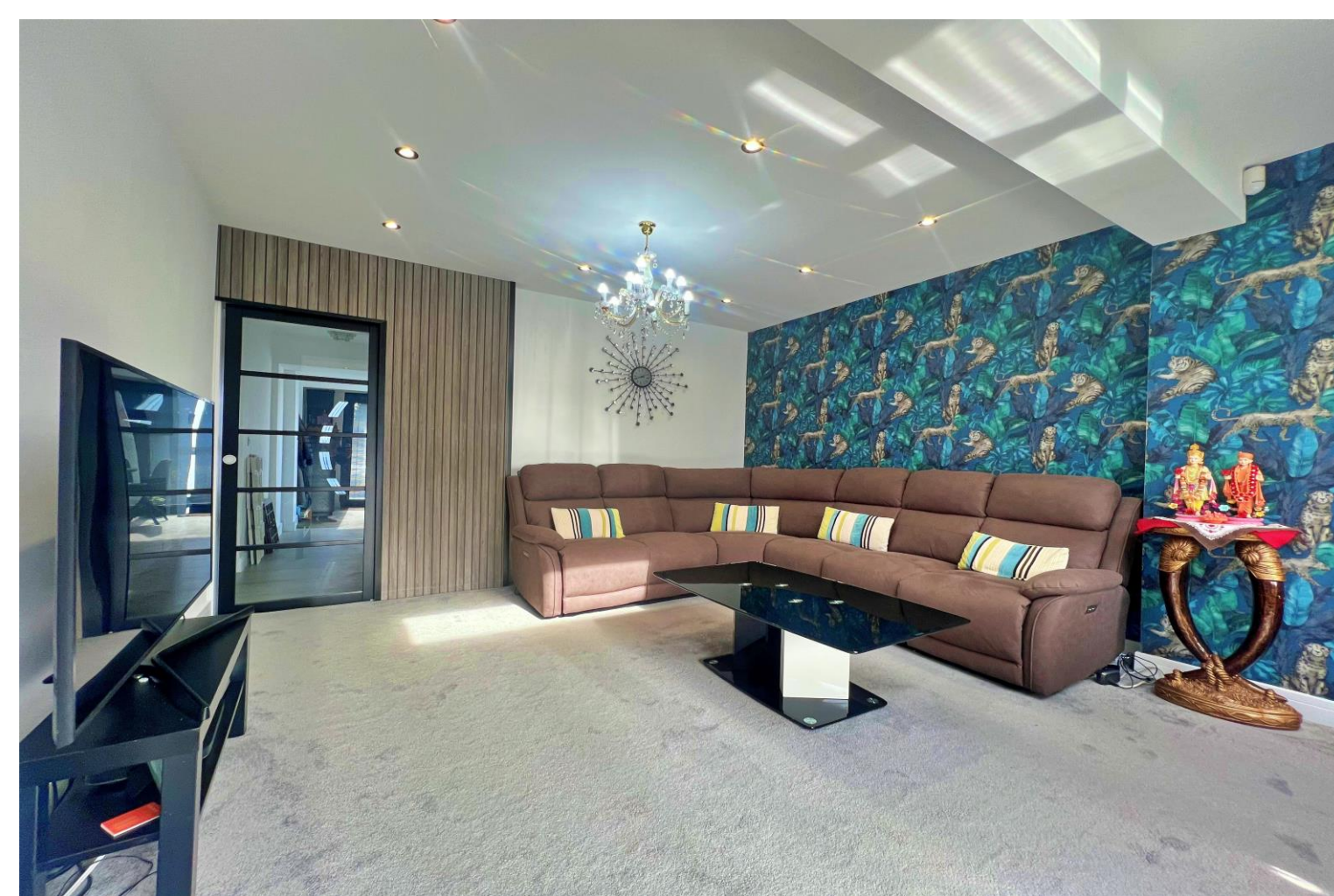
Brian Cox & Company are excited to bring to the market this immaculate four-bedroom semi-detached bungalow situated on the highly sought-after Farndale Crescent in Greenford. The property has been recently refurbished to an exceptional standard and offers spacious, versatile accommodation ideal for modern family living. The property has been significantly enhanced with both side and rear extensions, creating a superb layout with generous living space throughout. Internally, the home is presented in outstanding condition, featuring a bright and contemporary finish ready for immediate occupation. Accommodation comprises four well-proportioned bedrooms, a stylish reception area, and a beautifully appointed modern kitchen with excellent entertaining space. A standout feature of the property is the two stunning bathrooms, finished to a high specification with contemporary fittings and elegant design. The loft has also been converted to provide an additional loft room complete with its own toilet, offering excellent flexibility for use as a home office, guest space, or hobby room. Externally, the property benefits from a large private driveway providing ample off-street parking, together with a well-maintained rear garden ideal for outdoor enjoyment. Located in a popular residential position close to local amenities, transport links, schools, and open green spaces, this exceptional home offers both convenience and quality in equal measure. Early viewing is highly recommended to fully appreciate the size, finish, and versatility of this impressive home.



Offers in Excess of  
£750,000

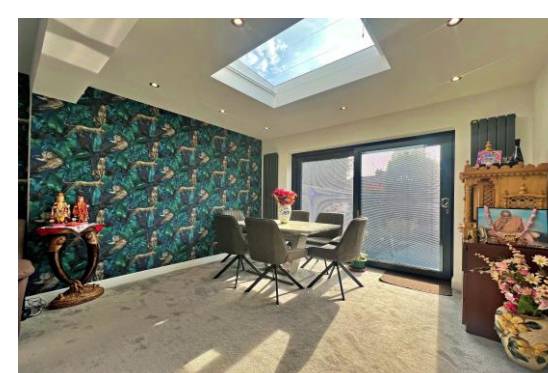
Farndale Crescent, Greenford, UB6 9LN

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 Bedrooms
- Immaculate Condition - Recently Refurbished Throughout
- Driveway
- Freehold
- Two Bathrooms
- Large Loft Room with Toilet



## the location...

### nearest stations ...

- South Greenford (0.7 miles)
- Greenford (0.7 miles)
- Castle Bar Park (1.1 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 primary schools in the area which include Coston Primary School, Edward Betham Church of England Primary School, Stanhope Primary School and Oldfield Primary School.

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