

# the floorplan...



TOTAL FLOOR AREA: 1368 sq.ft. (127.1 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...

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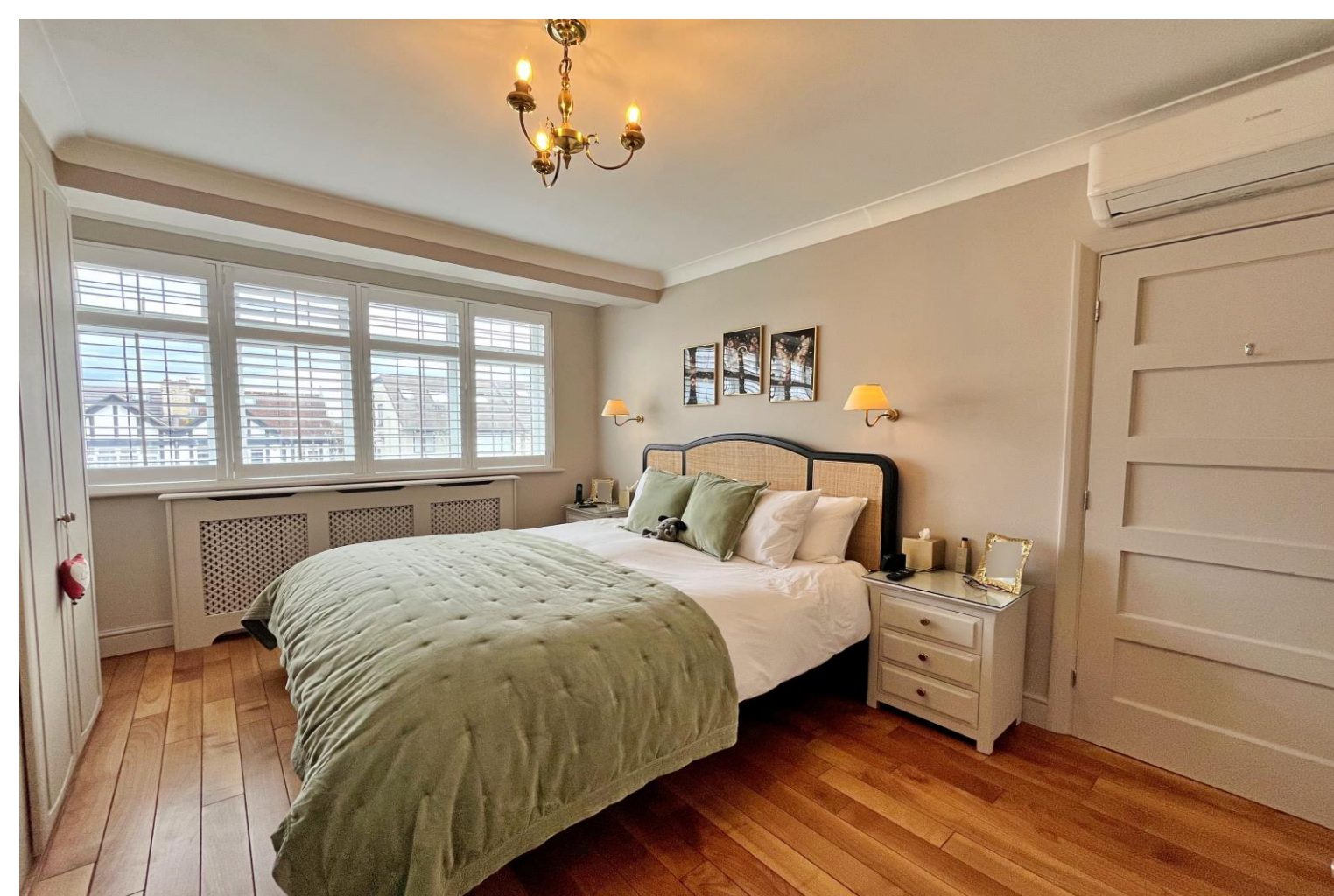
Set on the ever-popular West Close in Greenford, this beautifully presented five-bedroom semi-detached home offers stylish, spacious living, perfect for modern family life. The ground floor boasts a bright and airy through lounge, complete with a charming Aga burner stove, alongside an extended kitchen and a convenient downstairs W/C. Upstairs, the first floor features a fully tiled four-piece family bathroom, two generous double bedrooms fitted with air conditioning, and a versatile single bedroom currently used as a study. The second floor adds further appeal with two additional air-conditioned bedrooms, a generously sized shower room, and excellent storage. Outside, the property continues to impress with a landscaped, low-maintenance garden, complete with an outbuilding, an additional shed, and side access. To the front, off-street parking for multiple vehicles adds to the home's practicality. This superb home combines comfort, character, and practicality in a highly sought-after location, making it an ideal choice for families seeking space without compromise.



£800,000  
Freehold

West Close, Greenford, UB6 9PD

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...

- Five Bedroom
- Semi-Detached Family Home
- Extended
- Immaculate Condition Throughout
- Off Street Parking for Multiple Cars
- Desirable Residential Road



### the location...

#### nearest stations ...

- Greenford (0.8 miles)
- South Greenford (0.9 miles)
- Northolt (1.7 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 Coston Primary School, Edward Betham Church of England Primary School, Oldfield Primary School and Stanhope Primary School which all have a good or higher Ofsted report.

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

