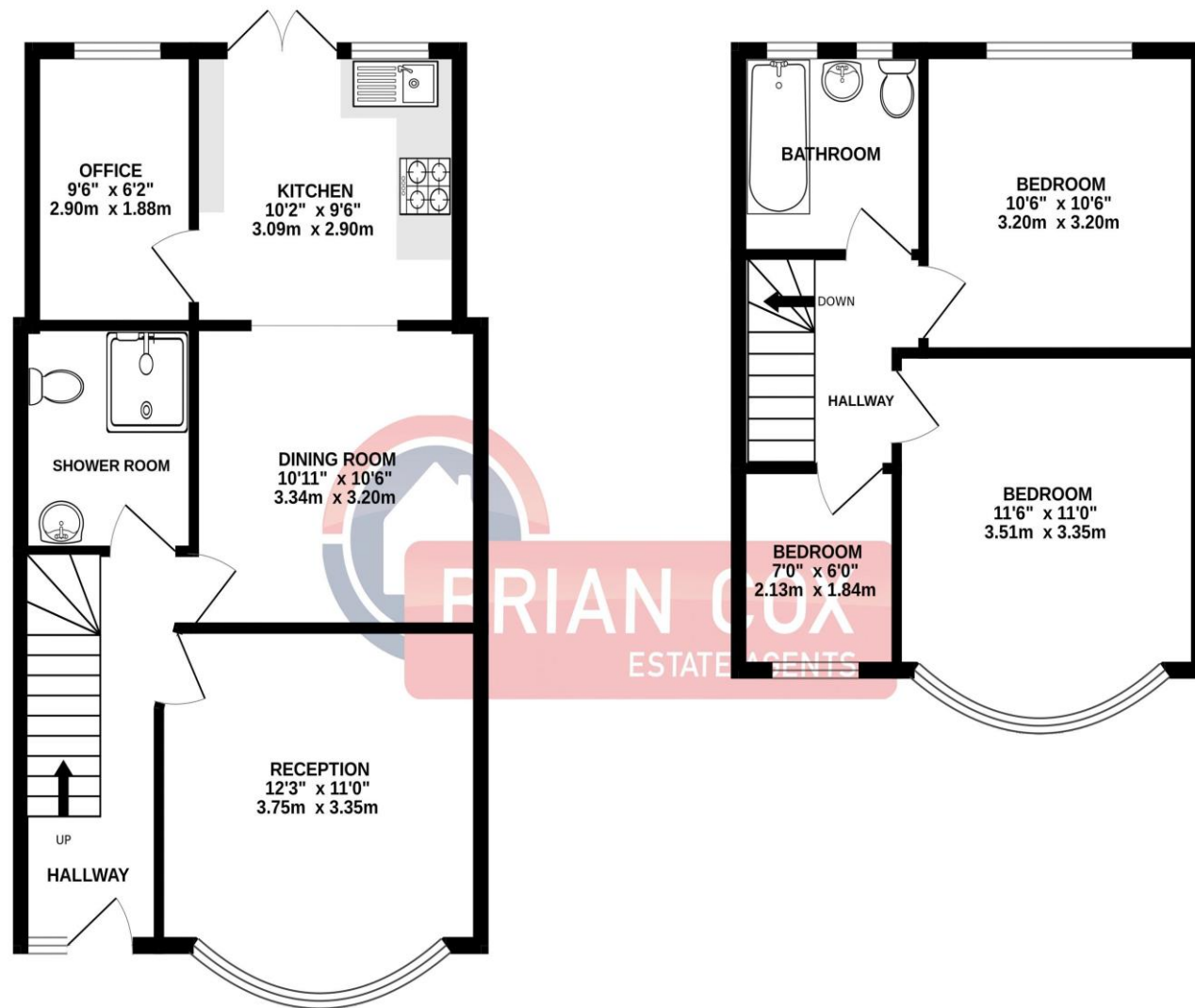


# the floorplan...

GROUND FLOOR  
545 sq.ft. (50.7 sq.m.) approx.

1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 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:** [daniel.jed@brian-cox.co.uk](mailto:daniel.jed@brian-cox.co.uk)  
**web:** [www.brian-cox.co.uk](http://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](http://brian-cox.co.uk)



THREE BEDROOM - FREEHOLD - EXTENDED - OFF STREET PARKING - CHAIN FREE. Brian Cox and Company are delighted to bring to the market this three bedroom family home which is situated on a popular residential road on the boarder of Greenford and Sudbury Hill. The property briefly comprises an entrance hall, a bright front reception, back sitting/dining room, extended fitted kitchen leading to the office, three good sized bedrooms, a downstairs shower room and a family bathroom. Further benefits include an outbuilding to the rear which is used for storage, double glazing, gas central heating, off street parking and has the added benefit of being sold with no onward chain. Viewings are highly recommended, so call now to arrange your chance to view and avoid disappointment!!



£550,000  
 Freehold

Eastcote Avenue, Greenford UB6 0NR





### in brief...

- Three Bedroom
- Freehold Terraced House
- Extended to the Rear
- Off Street Parking
- No Onward Chain
- Potential to Extend (STPP)



### the location...

#### nearest stations ...

Sudbury Town (0.5 miles)  
Sudbury & Harrow Road (0.7 miles)  
Sudbury Hill (0.7 miles)

On the borders of Greenford and Sudbury Hill, Greenford is a large suburb in the London Borough of Ealing in West London, United Kingdom and Sudbury is a suburb in the London borough of Brent and Harrow, located in North West London, United Kingdom.

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 John Lyon School.