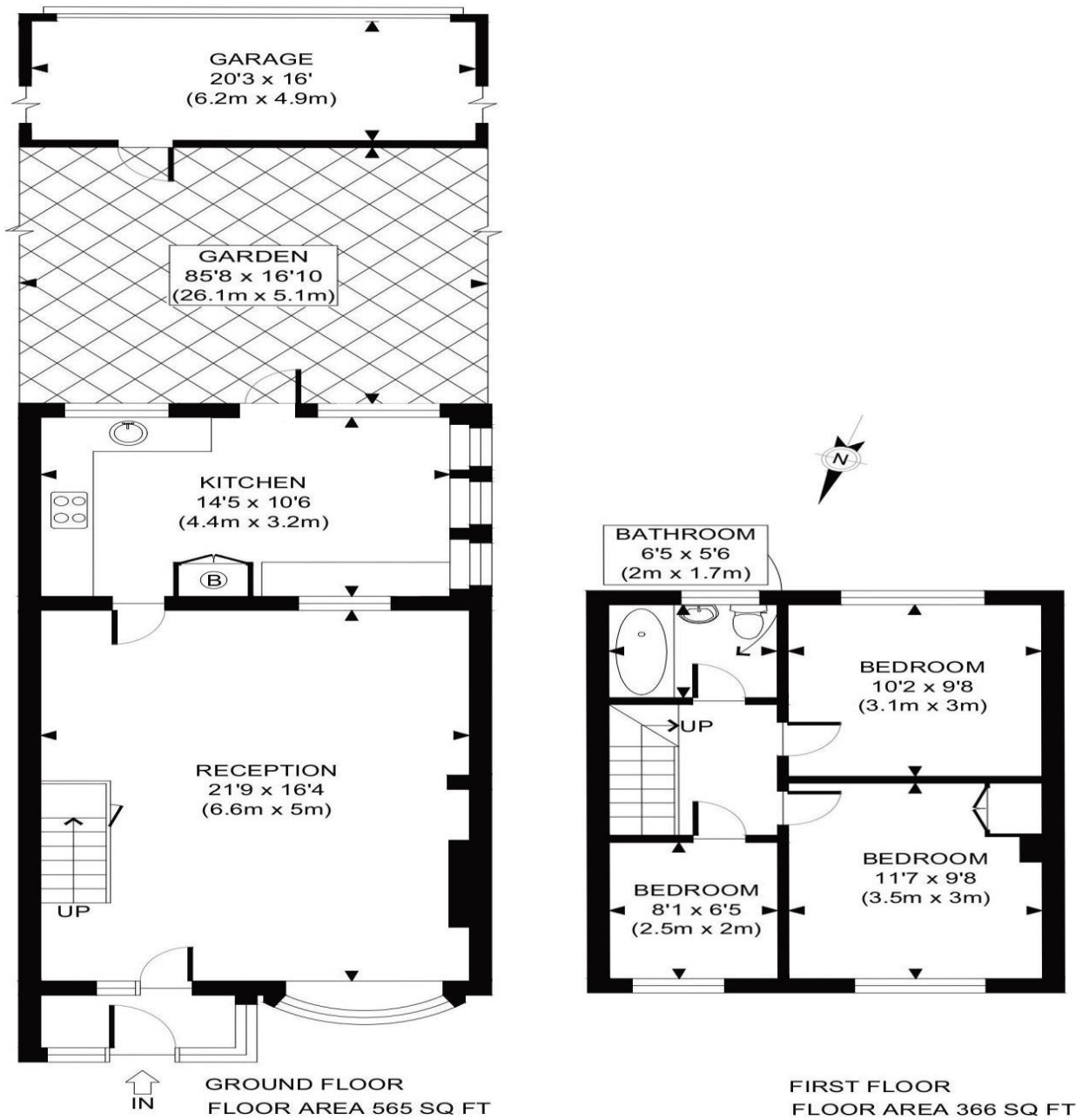


# the floorplan...



0208 578 1004  
brian-cox.co.uk



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 1255 SQ FT/ 117 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 931 SQ FT/ 86 SQM

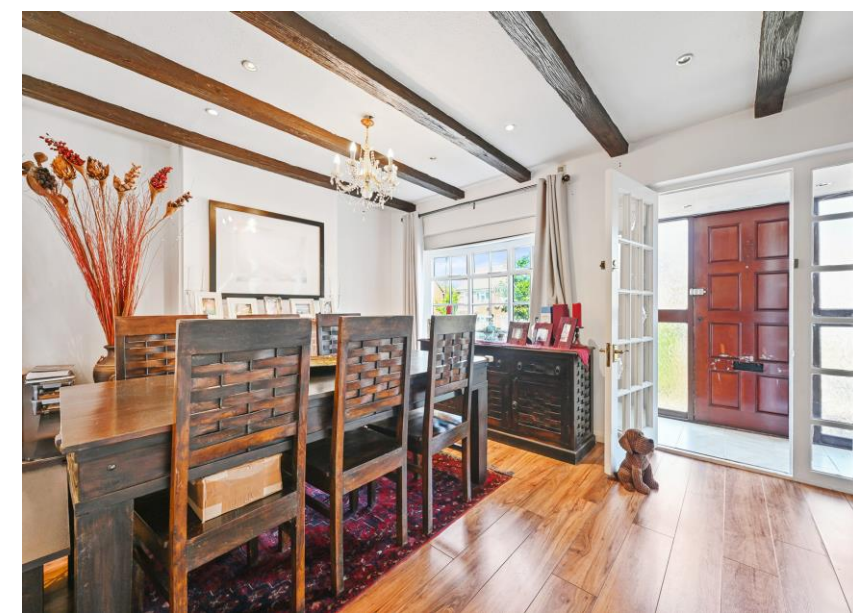
**PROPERTY PHOTO PLANS** .CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

## 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)



Brian Cox and Company are proud to bring to the market this delightful three-bedroom freehold terraced family home, beautifully presented and offering bright, spacious accommodation throughout, whilst being offered to the market with no onward chain. The property boasts a private front garden and an impressive, generously sized rear garden, offering excellent outdoor space as well as the potential for off-street parking and further extension, subject to planning permission (STPP). A garage to the rear further enhances the practicality and appeal of this fantastic home. Upon entering, you are welcomed by a bright and airy through lounge, flooded with natural light and providing an ideal space for both relaxing and entertaining. To the rear, the property has been thoughtfully extended to create a spacious kitchen/dining room, perfect for modern family living and hosting guests. Upstairs, there are three well-proportioned bedrooms, all offering comfortable accommodation, along with a fully tiled family bathroom. Flooded with natural light and offering excellent scope to further extend and enhance (STPP), this wonderful family home combines space, practicality and future potential in equal measure. Offered with no onward chain, this is an ideal opportunity for buyers looking for a straightforward purchase. Properties like this are always in demand, so don't miss out and call today to arrange your viewing!!!



**£549,000**  
Freehold

Ferrymead Avenue, Greenford, UB6 9TN



## in brief...

- Three Bedroom
- Extended Family Home
- Popular Residential Road
- Lovely Condition Throughout
- No Onward Chain
- Further Potential to Extend (STPP)



## the location...

### nearest stations ...

Greenford Central Line (1.2 miles)  
 Northolt Central Line (1.4 miles)  
 South Greenford Overground (1.4 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, Ravenor Park 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.

