



21 Woodland Rise, Greenford, UB6 0RE

Guide price £650,000

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Guide Price £650,000 - £675,000. Tucked away along a beautiful, tree-lined avenue that perfectly balances suburban charm with city convenience, this exceptional four-bedroom, semi-detached bay-fronted home presents a rare opportunity to acquire a residence that truly captures the best of both worlds. Found within a stones throw, at the end of the Woodland Rise, are the wide open green spaces of Horseaden Park, offering scenic views stretching towards the City of London, activity centres and lots to do for the family, the park is a wholesome way to spend a day. The property itself enjoys a tranquil, countryside feel, all within walking distance of the local Tube stations, boutique shops, and vibrant cafés.

Arranged elegantly across three spacious floors, this home has been cleverly designed to combine period character with modern comfort. Distinctive stained-glass windows, ornate ceiling roses, detailed picture rails, and graceful curved bay windows to both the front and rear allow natural light to flood through every room, highlighting the property's inviting and timeless atmosphere.

The accommodation is perfectly suited to family living, featuring a double reception room ideal for entertaining, a well-fitted kitchen, and an enclosed rear garden with side access, offering both privacy and practicality. The first floor hosts three beautifully presented bedrooms and a stylish family bathroom, while the top-floor master suite enjoys elevated views and a luxurious en-suite shower room, creating a calm retreat at the top of the home.



Council Tax Band: E



Area Guide

Horsenden Park, also known as Horsenden Hill, is a large nature reserve and green space in Greenford, West London, within the London Borough of Ealing. Covering around 100 hectares, it's one of the borough's biggest conservation sites and offers a mix of woodland, meadows, wetlands, and farmland.

The park is divided into three main sections: Horsenden East (woodland and grazing fields), Horsenden West (meadows and ponds), and Paradise Fields (reed beds and lagoons south of the canal). Its hilltop, rising to about 85 m, provides panoramic views across London, including Wembley and Harrow on the Hill.

Key attractions include Horsenden Farm, with its café and community shop, a Gruffalo Trail, orchard projects, and guided nature events. There's also the Horsenden Hill Activity Centre, offering outdoor activities like FootGolf and team events.

The area is rich in history, with archaeological evidence from the Iron Age, Roman, and Saxon periods, and parts designated as a Scheduled Ancient Monument.

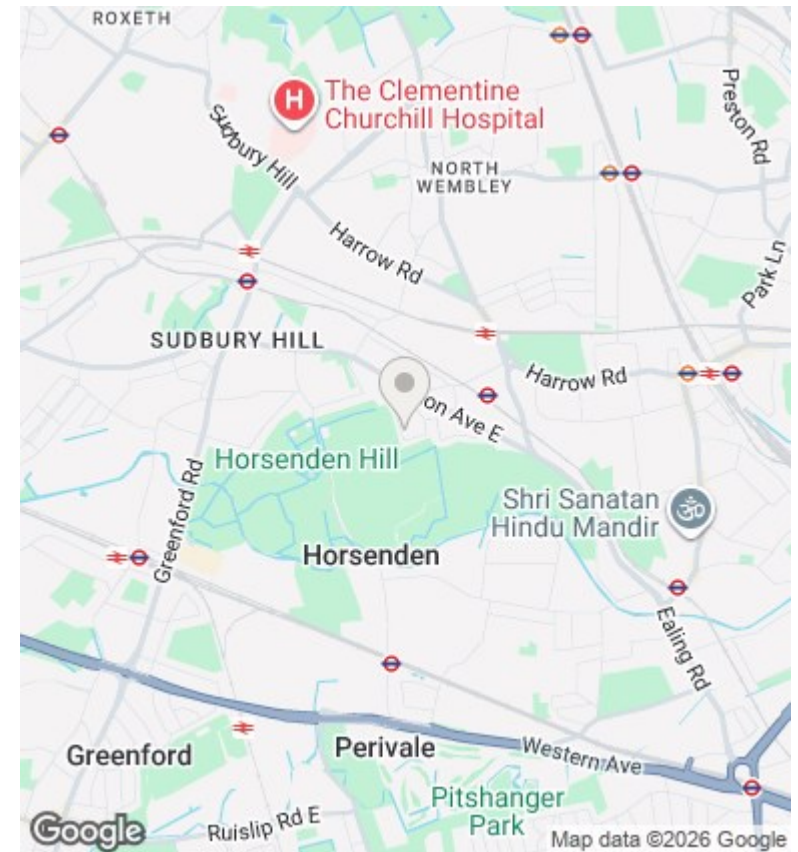
Horsenden Park is easily accessible by the Central line (Perivale Station), local buses, and has nearby parking. It's a popular destination for walking, wildlife watching, and family days out, providing a tranquil countryside feel within urban West London.

Nearby, Greenford offers a diverse community, good transport links, and other parks such as Ravenor Park and Northala Fields.

In summary: Horsenden Park is a scenic, historic, and community-focused green space — ideal for nature lovers, families, and anyone seeking peaceful outdoor recreation close to London.



APPROX. GROSS INTERNAL FLOOR AREA 1261.96 SQ. FT / 117.24 SQ. M



Directions

Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	