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**for sale**  
020 2904 4888

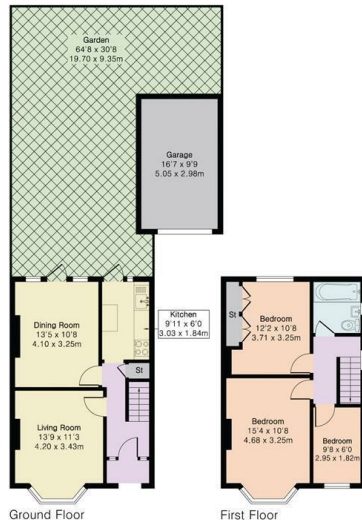
Orchard Gate, Greenford, UB6 0QW  
Asking Price £625,000

3 1 2 E

# Floor Plan

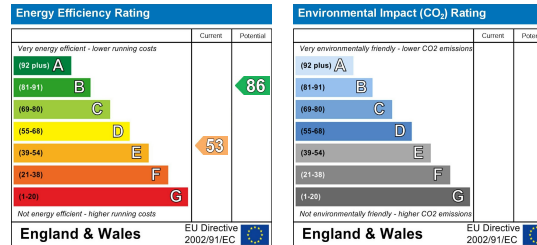
Approximate Gross Internal Area 902 sq ft - 84 sq m  
(Excluding Garage)

Ground Floor Area 451 sq ft - 42 sq m  
First Floor Area 451 sq ft - 42 sq m  
Garage Area 162 sq ft - 15 sq m



Daniels are delighted to be appointed sole agents for this well-presented three-bedroom semi-detached house, offered to the market with no upper chain. Situated on Orchard Gate—one of Greenford’s most sought-after roads—the property benefits from off-street parking to the front and a substantial rear garden, offering excellent potential to extend to the rear and into the loft (subject to the usual planning permissions).

Orchard Gate is a quiet residential location in Greenford, positioned on the Sudbury borders and just a short distance from Sudbury Town Underground Station (Piccadilly Line), providing convenient access into Central London. The property is also well located for Barham Primary School, with a range of bus routes available along Whitton Avenue East, offering easy connections to Harrow, Wembley, and the surrounding areas.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Sudbury

35 Court Parade, Sudbury  
Middlesex HA0 3HS

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Lettings 020 8452 7999  
E sudbury@danielsestateagents.co.uk

## Wembley

438 High Road, Wembley  
Middlesex HA9 6AH

Sales 020 8900 2811  
Lettings 020 8452 7999  
E wembley@danielsestateagents.co.uk

## Neasden

352 Neasden Lane, Neasden  
London NW10 0AD

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Lettings 020 8452 7999  
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## Willesden Green

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London NW2 5SH

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## Kensal Rise

77 Chamberlayne Road, Kensal Rise  
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