

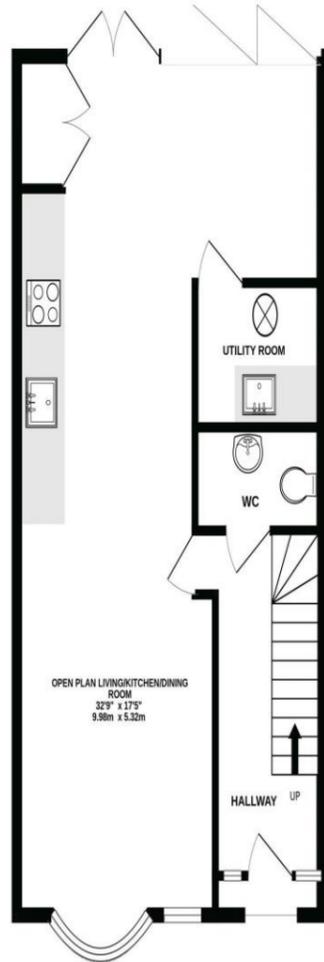
the floorplan...



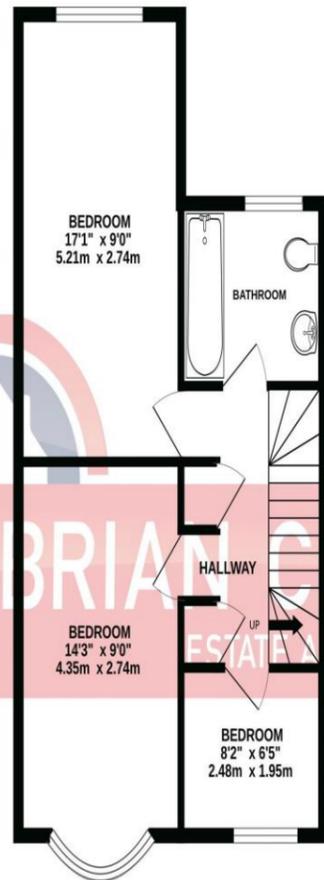
0208 578 1004
brian-cox.co.uk



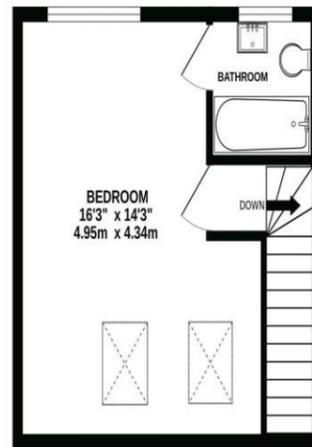
GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



2ND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA: 1348 sq.ft. (125.3 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**
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web: **www.brian-cox.co.uk**



Brian Cox and Company are pleased to bring to the market this immaculate and contemporary four-bedroom family home. Which offers exceptional living space arranged over three beautifully designed floors. Finished to a premium standard with top-of-the-line appliances and high-quality fittings, it provides the perfect blend of style, comfort, and practicality. To the ground floor is a bright and spacious open-plan living, kitchen and dining area—ideal for modern family life and entertaining. The sleek fitted kitchen features integrated appliances and generous worktop space, complemented by a separate utility room for added convenience. A downstairs W/C is also located on this floor. You will find bi-folding doors open out onto the landscaped rear garden, creating a seamless indoor-outdoor flow and filling the ground floor with natural light. The first floor hosts a modern, fully tiled family bathroom, two well-proportioned double bedrooms, a further single bedroom—perfect as a child's room or home office—and two built-in storage cupboards offering great practicality. The top floor is dedicated to the impressive master suite. Flooded with natural light from the thoughtfully placed skylights, this peaceful retreat features a spacious double bedroom and a beautifully appointed en-suite bathroom. Viewings are highly recommended to appreciate all this beautiful home has to offer so call now to arrange yours!!



Offers in Excess of
£700,000

Greenford Road, Greenford UB6 9BA

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...

- Four Bedroom
- End of Terrace
- New Build Family Home
- Immaculate Condition Throughout
- Two Bathrooms
- New Build Warranty



the location...

nearest stations ...

- Castle Bar Park (1.0 miles)
- Hanwell (1.0 miles)
- Drayton Green (1.1 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 primary schools in the area which include Mayfield Primary School, Allenby Primary School, Our Lady of the Visitation Catholic Primary School and Stanhope Primary School.

If you have older children there are also local secondary schools nearby these include The Cardinal Wiseman Catholic School, Brentside High School and Dormers Wells High School.