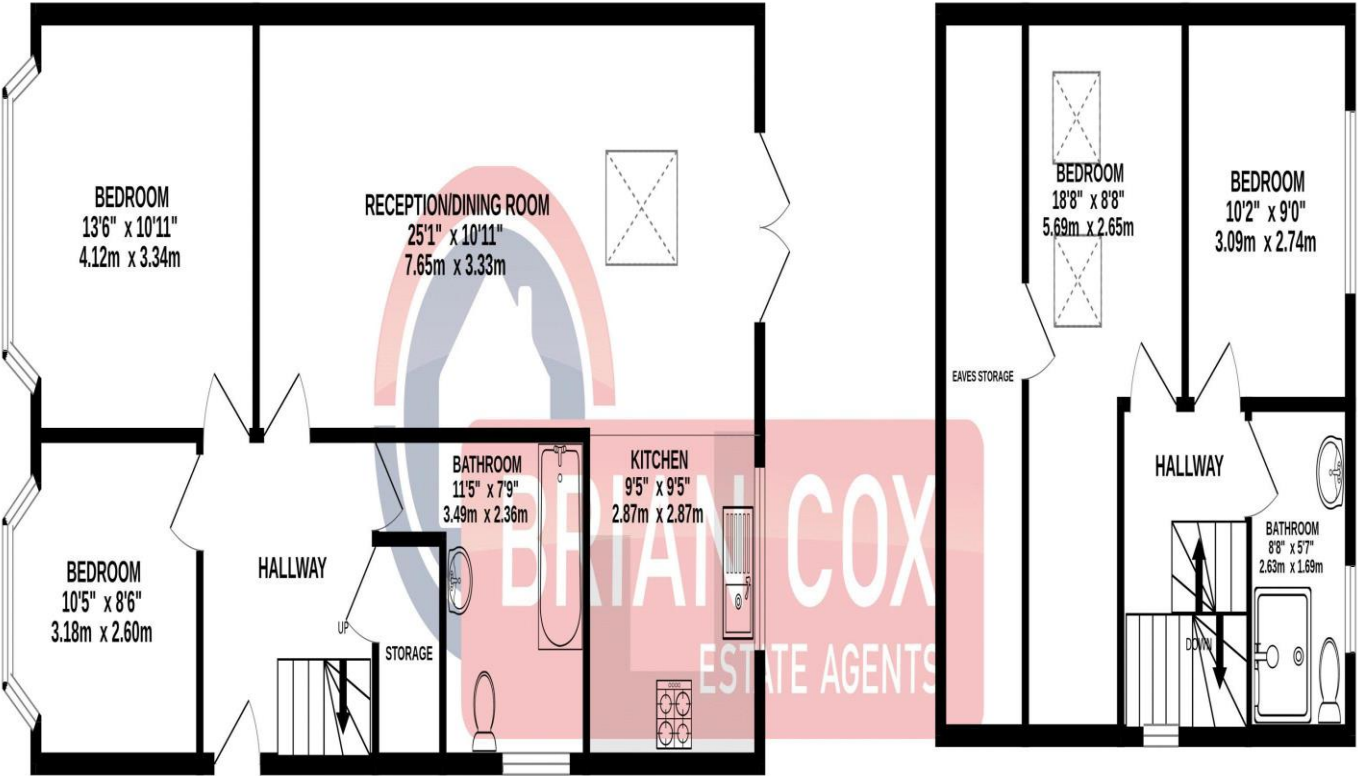


the floorplan...

GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 1014sq.ft. (94.2 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: **emma.gerald@brian-cox.co.uk**
web: **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



Brian Cox and Company are proud to bring to the market this beautifully presented four-bedroom semi-detached bungalow which has been extended, renovated and well maintained by the existing owners. Ideally located close to local amenities, transport links and schools. The ground floor offers two bedrooms, a fully tiled wet-room family bathroom, an L-shaped through lounge and an extended kitchen/dining room, with wooden flooring throughout. To the first floor are two further bedrooms with ample eaves storage and a fully tiled wet-room shower room. The property benefits from plenty of natural light, good-sized front and rear gardens, further potential to extend (STPP), excellent storage throughout, gas central heating, double glazing and external wall insulation. This is an excellent home and one not to be missed—call now to arrange your viewing!!!



Offers in Excess of
£600,000

Greenford Road, Greenford UB6 8QU



in brief...

- Four Bedroom
- Semi-Detached
- Beautifully Presented
- Two Bathrooms
- Extended to Rear and Loft
- Front and Rear Gardens
- Potential to Extend (STPP)



the location...

nearest stations ...

South Greenford (0.6 miles)
Greenford (0.9 miles)
Castle Bar Park (0.9 miles)

The property is located within a 2 minute walk to Greenford Broadway which offers several local amenities. Greenford Broadway is on Ruislip Road and from the Ruislip Road or the Greenford Road you can travel by bus to numerous locations and some of these include Northwood, Heathrow, Wembley, Ealing and Greenford or Northolt tube.

If you drive then within two minutes you have access to the A40/Western Avenue which offers excellent links into London and out to the Home Counties.

There are many local schools nearby some of these include Coston Primary School, Edward Betham Church of England Primary School, Stanhope Primary School, The Cardinal Wiseman Catholic School and William Perkin Church of England High School.