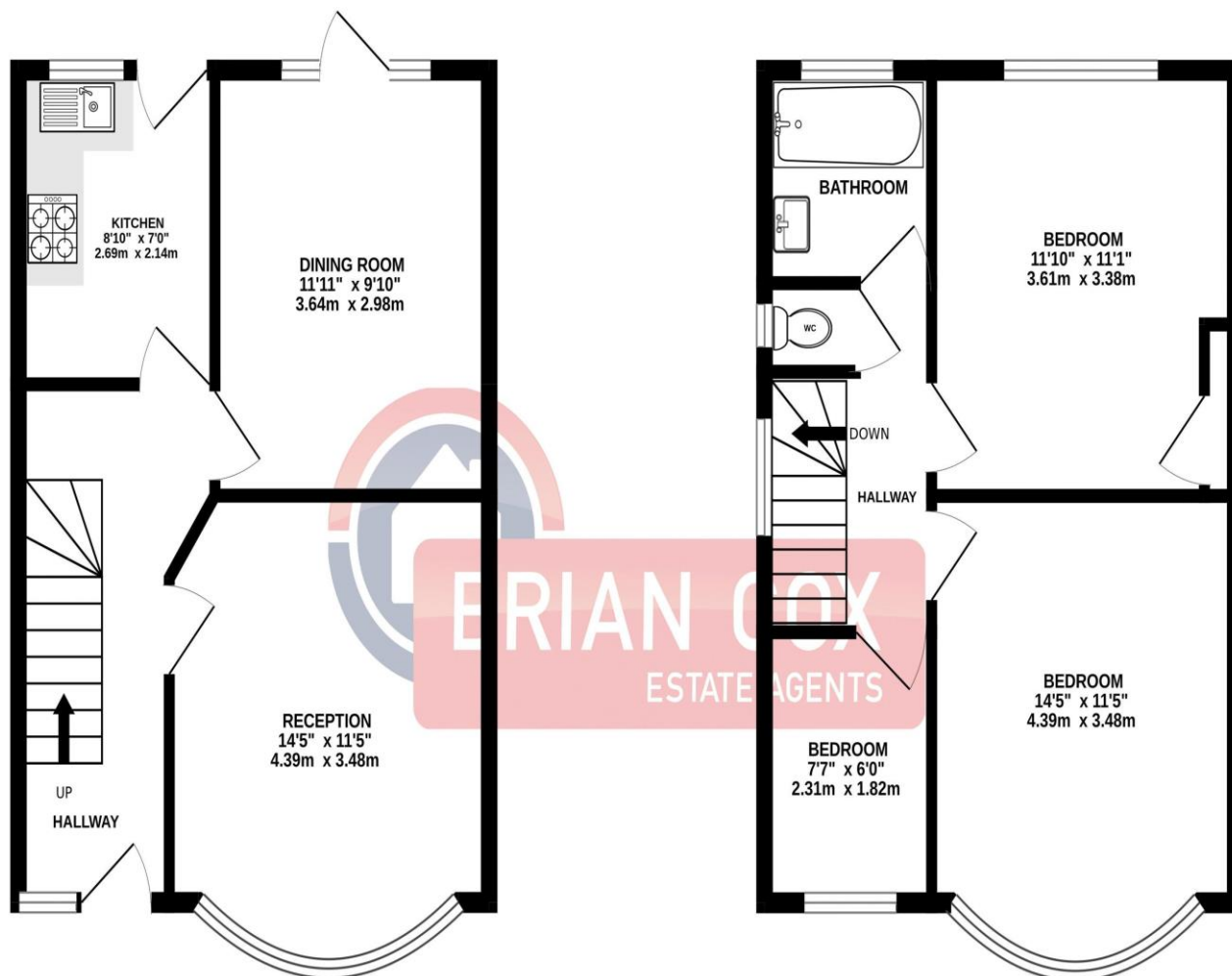


the floorplan...

GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.

1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 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**



0208 578 1004
brian-cox.co.uk



THREE BEDROOM - END OF TERRACE - NO CHAIN – IN NEED OF MODERNISATION – SIDE SPACE WITH POTENTIAL TO EXTEND (STPP). Brian Cox and Company are proud to bring to the market this three-bedroom end of terrace family home, situated on a popular residential road. Offering excellent potential for improvement and future development, the property is ideal for buyers looking to create their perfect family home. The accommodation briefly comprises two reception rooms, a kitchen, three bedrooms, and a family bathroom with a separate w/c. Further benefits include double glazing, gas central heating, a large rear garden, off street parking and valuable side space offering potential to extend, subject to planning permission (STPP). The property is also offered to the market with no onward chain. Viewings are highly recommended, so call now to arrange yours!!



£550,000
Freehold

The Rise, Greenford UB6 0LJ

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...

- Three Bedroom
- End of Terrace
- Large Rear Garden
- Potential to Extend (STPP)
- Chain Free
- Off Street Parking



the location...

nearest stations ...

Sudbury & Harrow Road (0.4 miles)
Sudbury Hill (0.5 miles)
Sudbury Hill Harrow (0.5 miles)

Sudbury is a suburb in the London borough of Brent and Harrow, located in North West London, United Kingdom. Sudbury is an historical area having once extended from the 'South Manor- Sudbury' (thought to have been on Harrow Hill) to the area that is now known as Wembley Central.

There are four stations in the area: Sudbury Town Station (Piccadilly Line), Sudbury Hill Station (Piccadilly Line), and Sudbury & Harrow Road Station and Sudbury Hill Harrow Station, both of which are served by Chiltern Railways. The area also benefits from good local bus connections, with routes 92, H17 and 487 providing convenient links to destinations including Wembley, Greenford, Harrow, Alperton and South Harrow

There are several local primary schools in the area which include Horsenden Primary and Children Centre, Wood End Academy, Greenwood Primary School and St George's Primary School. If you have older children there are also local secondary schools nearby these include William Perkin Church of England High School, Wembley High Technology College and Whitmore High School.

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