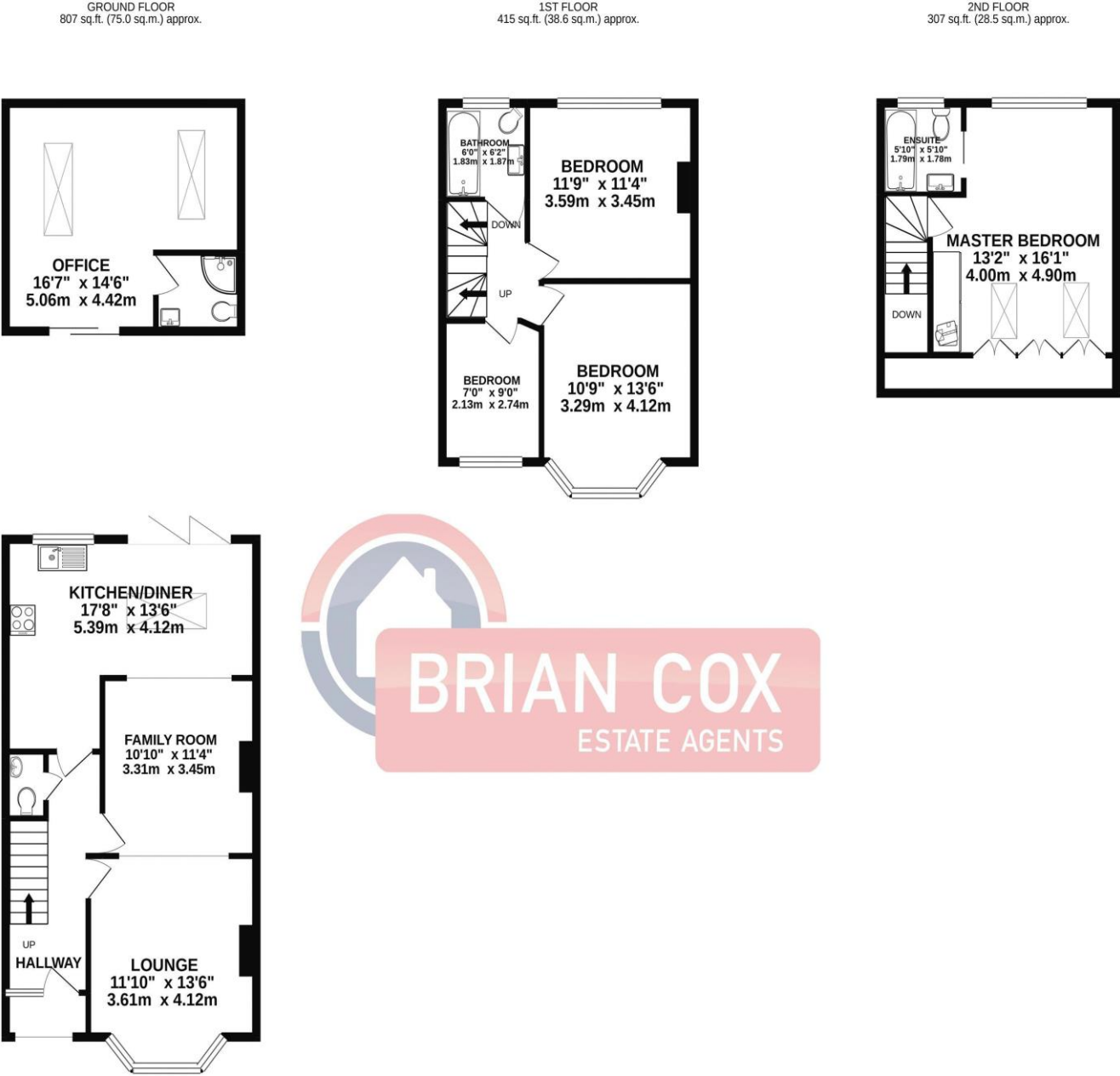


the floorplan...



TOTAL FLOOR AREA : 1529 sq.ft. (142.1 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**
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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 delighted to bring to the market this immaculately presented and extended four-bedroom terraced family home, offering spacious and versatile accommodation throughout. The property benefits from off-street parking for two cars, a bright through lounge, an impressive extended L-shaped kitchen/dining room, ground floor W/C, four well proportioned bedrooms, fully tiled family bathroom and a modern shower room. To the rear is a beautiful private garden leading to a converted garage, currently used for storage but offering excellent potential as a home office, gym, studio or guest space, complete with its own shower room. A superb family home, extended to the rear and loft, and presented in excellent condition throughout. Early viewing are highly recommended!!!



Offers in Excess of
£625,000

Braund Avenue, Greenford, UB6 9JJ



in brief...

- Four Bedrooms
- Extended to the Rear and Loft
- Two Bathrooms
- Off Street Parking for Two Cars
- Immaculate Condition Throughout
- Office/Storage Space to the Rear



the location...

nearest stations ...

South Greenford (1.3 miles)
Greenford (1.3 miles)
Castle Bar Park (1.4 miles)

Located within a 10 minute walk of Greenford Zone 4 Central Line Tube Station, which also benefits from an Overground Line to Paddington. The property is ideal for commuting into Central London by train.

For those that drive the A40 is a minute drive away and offers excellent links into the city and out to the Home Counties. Bus routes are also in abundance from the Greenford Road and go to numerous locations, some of which include, Ealing, Southall, Hayes, Northwood and Harrow.

There are a number of local amenities close by including Oldfield recreation ground, Greenford Broadway, Ravenor Park, Northolt and Greenford Country Park and West Way Cross Retail Park. There are also a number of local Schools some of which are Oldfield Primary School, Edward Betham Primary School, Costons Primary School and William Perkin CoFE High School.