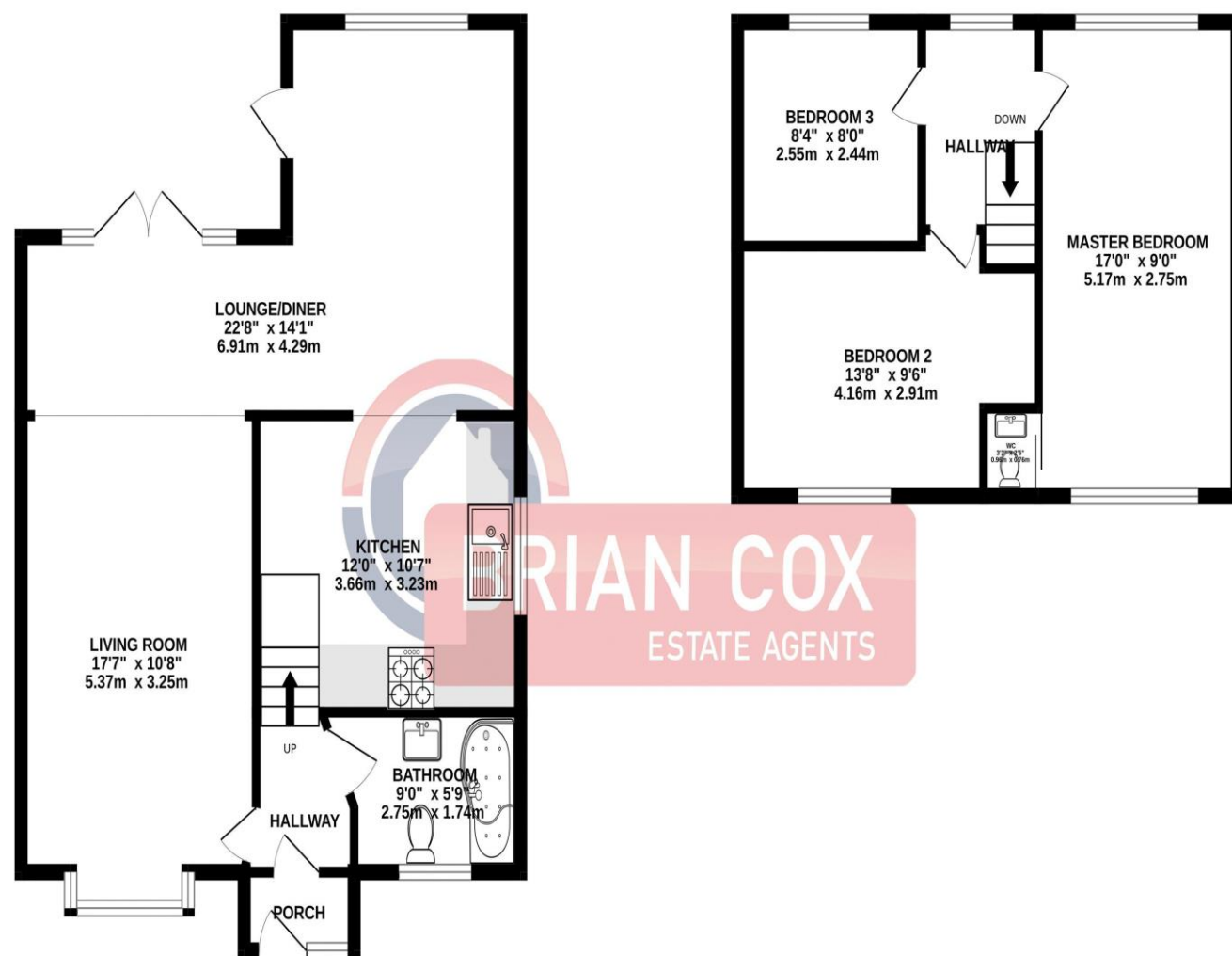


# the floorplan...

GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.

1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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: [james.legrove@brian-cox.co.uk](mailto:james.legrove@brian-cox.co.uk)

web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



**0208 578 1004**  
[brian-cox.co.uk](http://brian-cox.co.uk)



Brian Cox & Company are delighted to announce this largely extended three-bedroom end of terrace home on Stanhope Road, Greenford, ideally located close to Greenford Broadway and excellent local schools. The property offers a bright through lounge, modern fitted kitchen, three generous bedrooms including a master with en suite W/C, a contemporary family bathroom, and an extended ground floor living space. Further benefits include a private rear garden and excellent transport links, making this an ideal family home in a highly sought-after location.

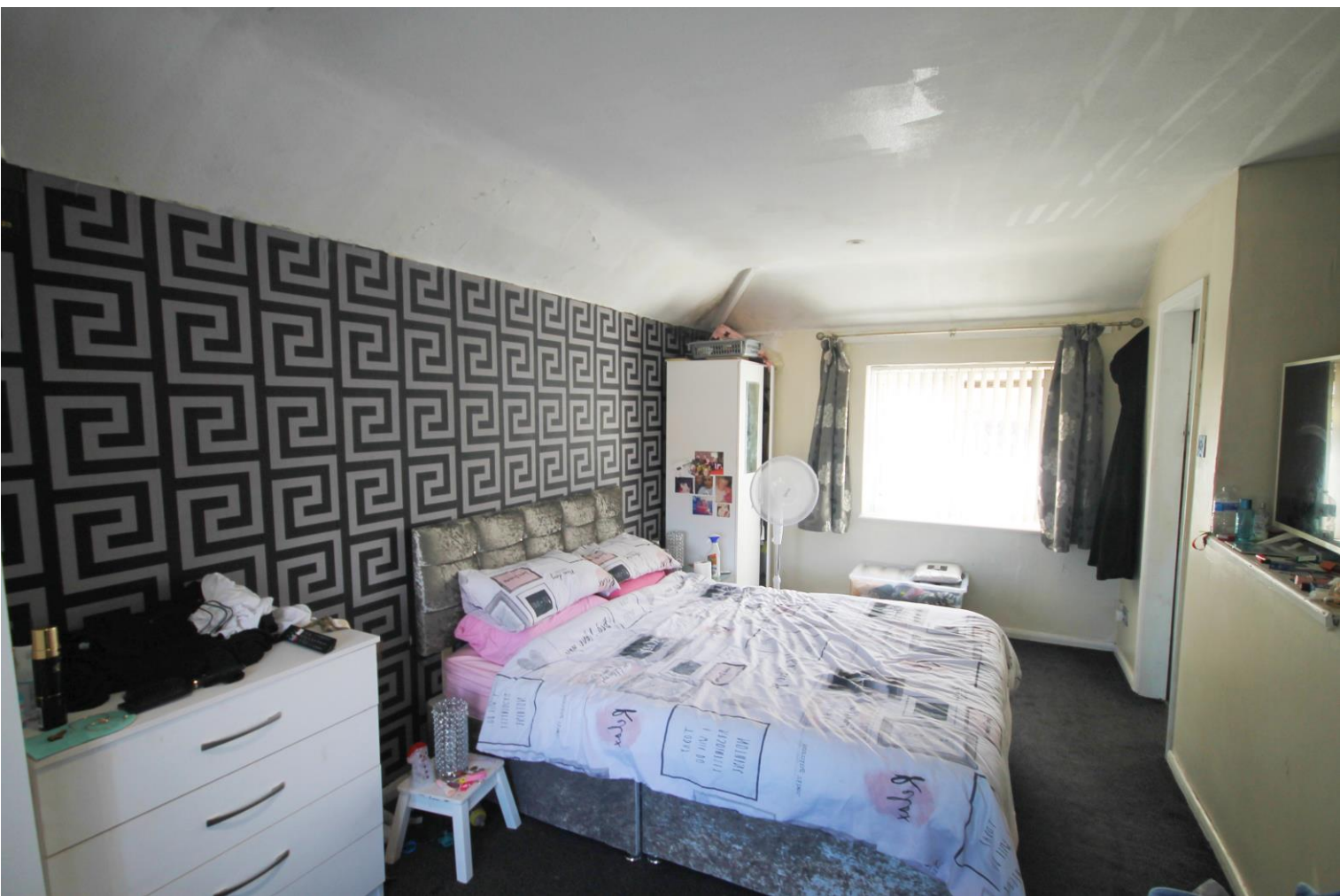


**Offers in Excess of  
£585,000**

**Stanhope Road, Greenford UB6 9EA**

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...

- Freehold
- Three Bedrooms
- Extended
- End of Terrace
- Downstairs Bathroom
- Upstairs W/C



## the location...

### nearest stations ...

South Greenford (0.9 miles)  
Castle Bar Park (1.0 miles)  
Hanwell (1.2 miles)

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.

Local parks, bus routes, shops, pubs, restaurants and schools are all within a short walking distance. Greenford Station is 1.4 miles away but is just short journey on a bus, with the A40 even closer at just 0.9 miles from the property.

There are many local schools nearby some of these include Our Lady of the Visitation Catholic Primary School, Stanhope Primary School, Mayfield Primary School, The Cardinal Wiseman Catholic School and Brentside High School.