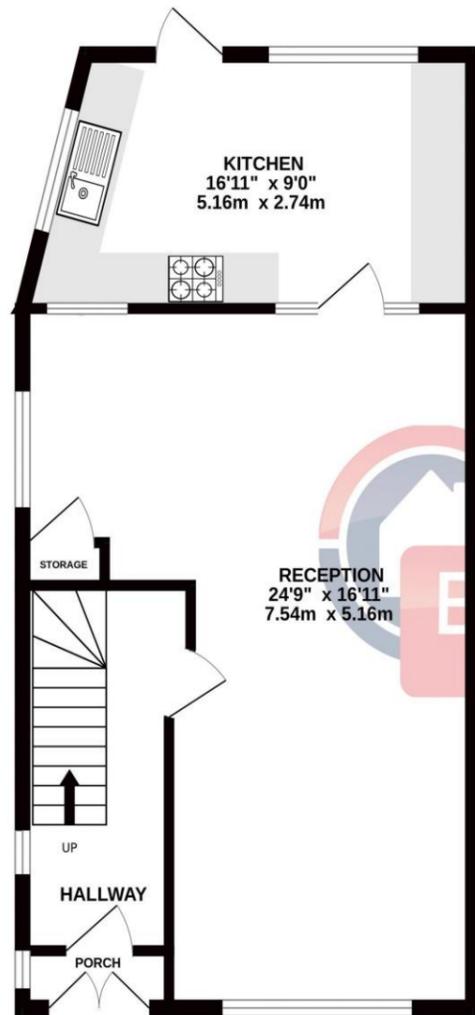
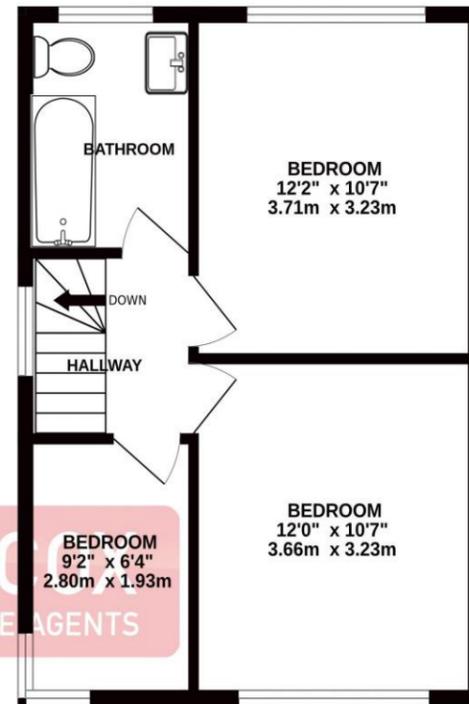


the floorplan...

GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



BRIAN COX
ESTATE AGENTS

TOTAL FLOOR AREA: 970 sq.ft. (90.1 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



Brian Cox and Company are delighted to bring this well presented three-bedroom semi-detached home to the market. Situated on a popular residential road, the property has been extended to the rear, creating a bright and airy living space. This home has three bedrooms, fitted kitchen and a fully tiled family bathroom. Further benefits include a garage via shared drive, large rear garden, gas central heating, double glazing and excellent access to local schools, shops, and transport links, making this an ideal choice for families and commuters alike. Early viewings are highly recommended to fully appreciate all that this stunning home has to offer.



£630,000
Freehold

Middleton Avenue, Greenford, UB6 8BG

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
- Semi-Detached House
- Potential to Extend (stpp)
- Chain Free
- Large Rear Garden
- Garage



the location...

nearest stations ...

Greenford Station (0.4 miles)
South Greenford Station (0.4 miles)
Perivale Station (0.9 miles)



Located just 0.4 miles from Greenford Zone 4 Central Line Tube Station, which also benefits from an overground line to Paddington, this property is ideal for commuting into Central London by train. For those that drive the A40 is also within easy reach.



There are a number of local amenities close by including; Oldfield recreation ground, 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 CofE Primary School, Costons Primary School and William Perkin CofE High School.