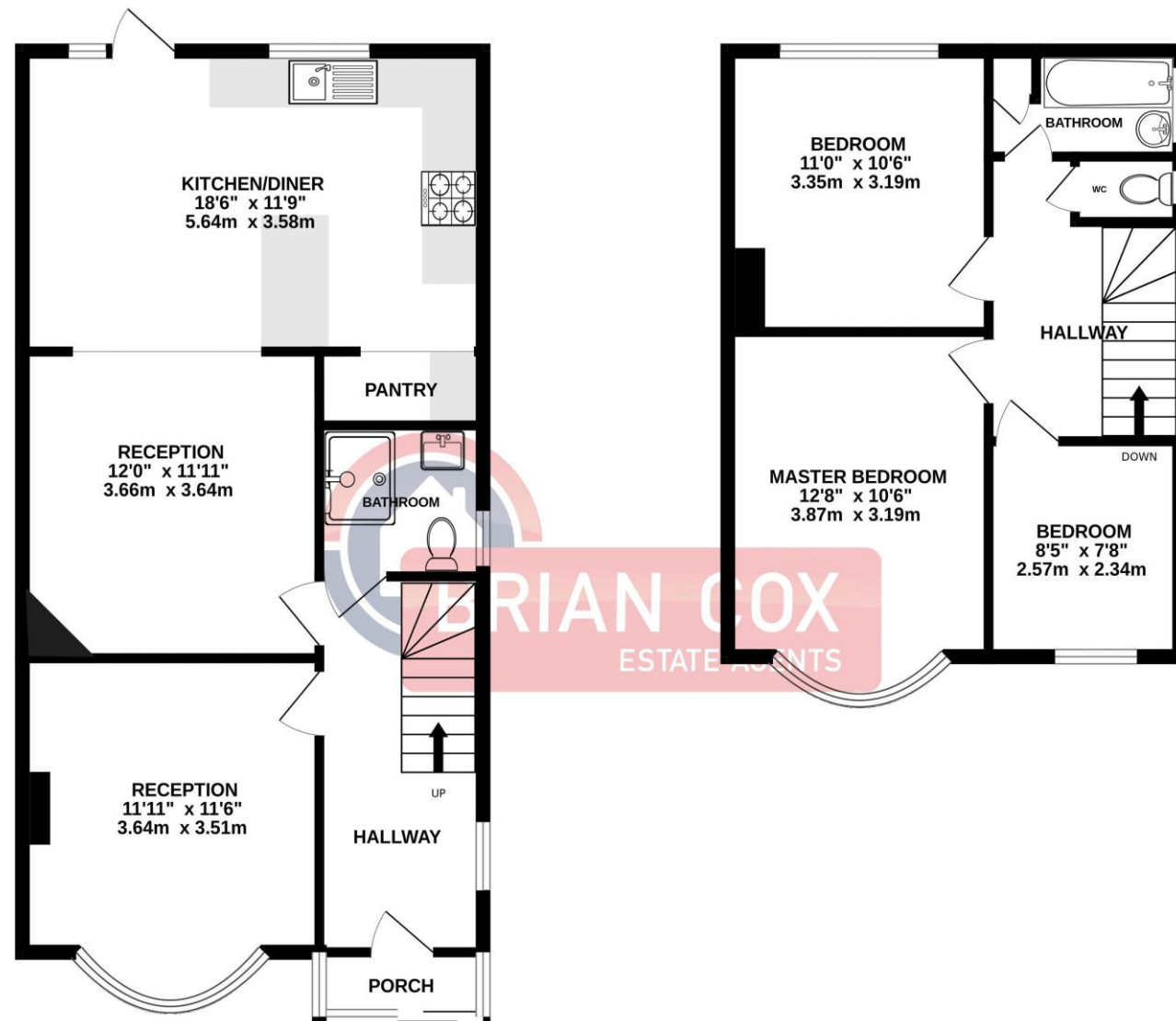


the floorplan...

GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1111 sq.ft. (103.3 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



Situated on a quiet residential road, this spacious three-bedroom semi-detached family home is ideally located close to local amenities, reputable schools, and excellent transport links, making it an ideal purchase for families and commuters alike. The accommodation comprises two bright and versatile reception rooms, providing ample living and entertaining space. To the rear, the property benefits from an extended kitchen/dining room, offering an excellent space for family meals and social gatherings. A convenient downstairs shower room completes the ground floor accommodation. Upstairs, there are three well-proportioned bedrooms, a family bathroom, and a separate WC. Further benefits include off-street parking, double glazing, gas central heating, and the added advantage of no onward chain, allowing for a smoother and potentially quicker purchase process. This is a fantastic opportunity to acquire a well-presented family home in a sought-after residential location. Early viewing is highly recommended so call now to arrange your appointment!



£625,000
Freehold

Highfield Avenue, Greenford UB6 0JD

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
- Extended to the Rear
- Off Street Parking
- Chain Free
- Two Bathrooms



the location...

nearest stations ...

- Sudbury Hill (0.2 miles)
- Sudbury Hill Harrow (0.3 miles)
- Sudbury & Harrow Road (0.7 miles)

There are four stations in the area which are Sudbury Town Station (Piccadilly Line), Sudbury Hill Station (Piccadilly Line), Sudbury & Harrow Road Station and Sudbury Hill Harrow Station which are both served by Chiltern Railways.

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 many local schools nearby some of these include Horsenden Primary School, Wood End Academy, St George's Primary School, William Perkin Church of England High School and Whitmore High School.