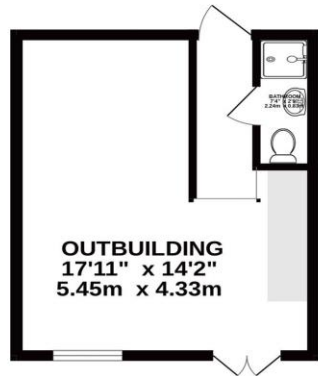
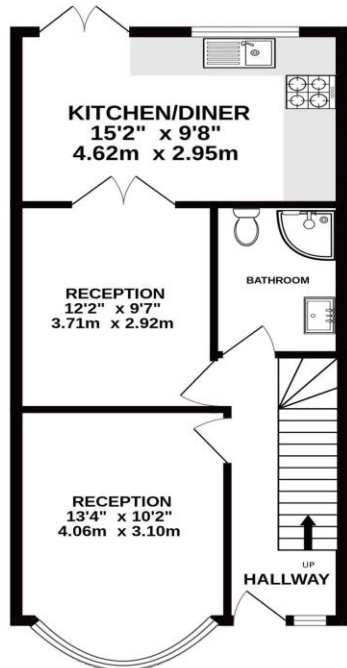
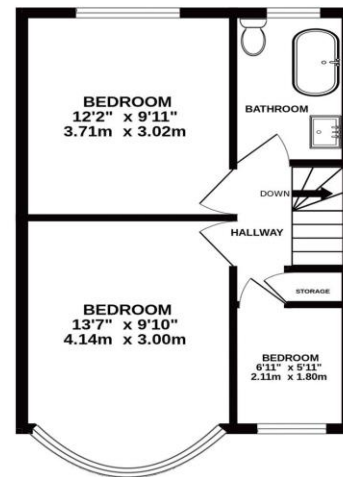


# the floorplan...

GROUND FLOOR  
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



**BRIAN COX**  
ESTATE AGENTS

TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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 North Greenford: 0208 578 1004**

email: [emma.gerald@brian-cox.co.uk](mailto:emma.gerald@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 and Company are delighted to bring to the market this extended three bedroom family home located in the Medway Village. The property consists of an entrance hallway, two reception rooms, fitted kitchen/diner, three bedrooms and two modern bathrooms. Further benefits include private front and rear gardens, an outbuilding with shower room, double glazing and gas central heating. Viewings are available now, so call to arrange yours!!



£559,000

Freehold

Barmouth Avenue, Greenford UB6 8JU

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
- Extended
- Freehold Terraced House
- Two Bathrooms
- 0.4 Miles to Perivale Tube Station
- Double Glazing / Gas Central Heating



**the location...**

**nearest stations ...**

- Perivale (0.3 miles)
- South Greenford (0.3 miles)
- Greenford (0.8 miles)



The property is situated in the London Borough of Ealing and benefits from a number of local amenities including; Perivale Community Centre, Perivale Library, Sudbury Golf Club and Ealing Central Sports Ground to name a few.

Perivale has a station on the Central Line of the London Underground system, and is also near to Alperton Tube Station on the Piccadilly Line. Three bus routes (95, E5 and 297) link the town to Shepherds Bush, Ealing, Greenford, Southall, Wembley and Willesden.

There are many local schools in the area some include Selborne Primary School, Oldfield Primary School, Perivale Primary School and Brentside Primary School.

