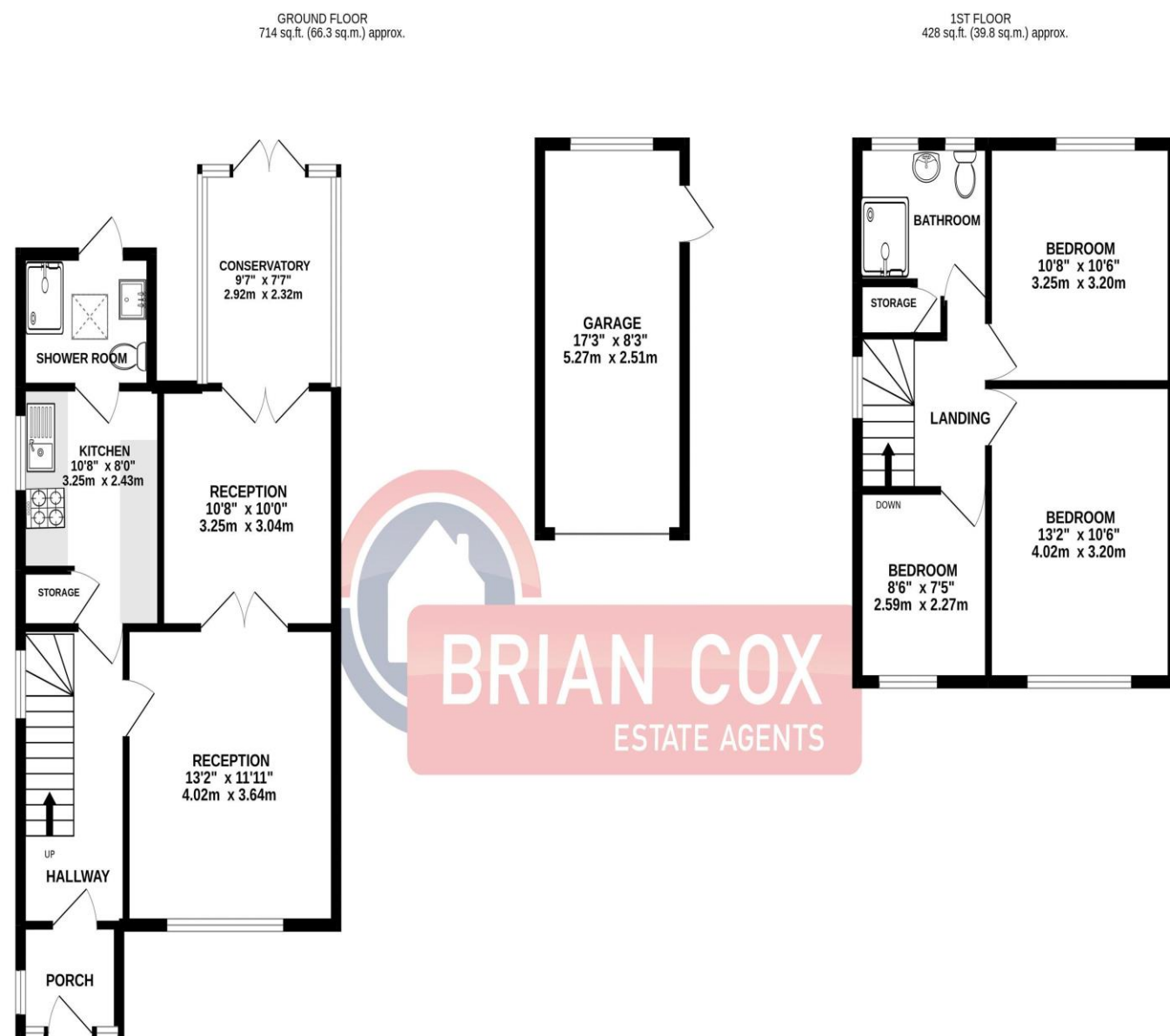


# the floorplan...



TOTAL FLOOR AREA: 1142 sq.ft. (106.1 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.  
Made with Metropix ©2022

## more details from...

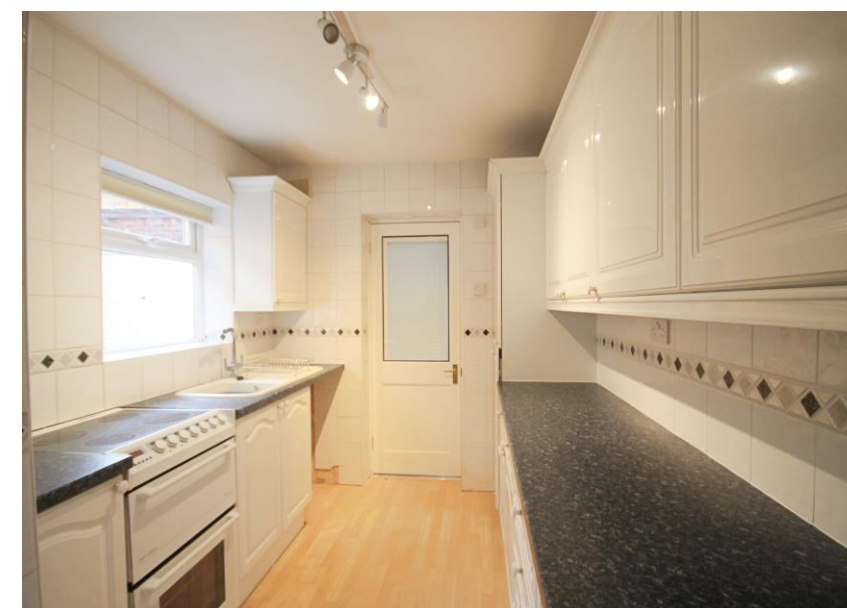
**call:** Brian Cox North Greenford: 0208 578 1004  
**email:** emma.gerald@brian-cox.co.uk  
**web:** www.brian-cox.co.uk



0208 578 1004  
brian-cox.co.uk



THREE BEDROOM - SEMI-DETACHED HOUSE - POTENTIAL TO EXTEND - NO CHAIN. Brian Cox and Company are delighted to bring to the market this three bedroom semi-detached family home situated in arguably one of Greenford's most popular roads. The property comprises a porch, entrance hall, lounge, dining room, kitchen, an extended downstairs shower room, with conservatory to the rear. Upstairs consists of three bedrooms and a family shower room with built in storage. Further benefits include garage via shared drive, large rear garden, double glazing, gas central heating and is being offered with the added bonus of no onward chain. Properties along this road are rarely available so call now to arrange your appointment to view and avoid missing out!!



£625,000  
Freehold

Barnham Road, Greenford UB6 9LR

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
- No Chain
- Double Glazed / Gas Central Heating



### the location...

#### nearest stations ...

Greenford (0.8 miles)  
South Greenford (0.9 miles)  
Northolt (1.2 miles)

Located within walking distance to the peaceful Ravenor Park and within easy reach of Greenford's Broadway along with Greenford's tube which is located on the Central Line zone four.

Schools are important for any family and within a short distance you have several highly thought of infant, primary and secondary schools that are all within your catchment area some schools include Edward Betham, Ravenor primary & William Perkin Church of England Primary School.