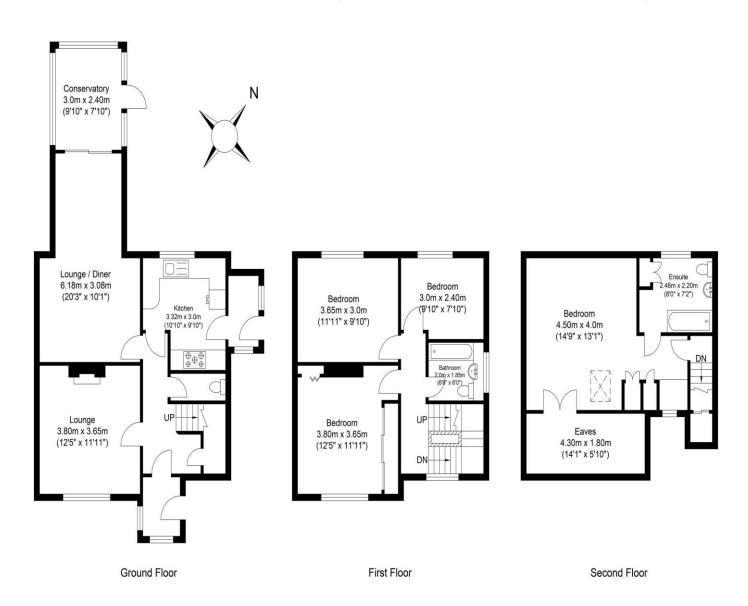
# the floorplan...



Approx Gross Internal Floor Area: 149.68 sq m. (1611.14 sq. ft.) Garden Measurement - (15.70 m x 9.30 m = 51'6" x 30'6")



#### more details from...

call: Brian Cox North Greenford: 0208 578 1004

email: daniel.jed@brian-cox.co.uk

web: www.brian-cox.co.uk





#### 0208 578 1004

brian-cox.co.uk



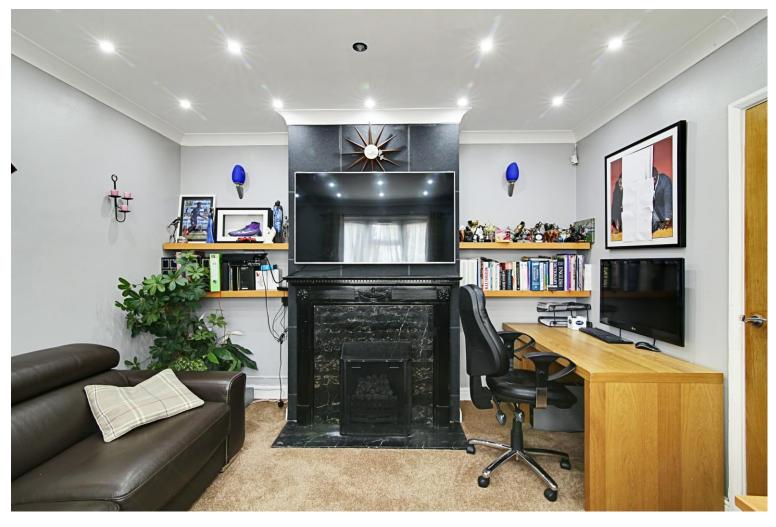
Brian Cox and Company are delighted to bring to the market this very well presented four bedroom semi-detached family home. This beautiful house has been painstaking extended and refurbished by the existing owners to offer light and spacious accommodation throughout as well as open well maintained external spaces. The property briefly consists of two reception rooms, a fully fitted kitchen, downstairs w/c, conservatory, family bathroom and four bedrooms including an ensuite to master. Viewings are highly recommended to fully appreciate all this remarkable home has to offer, so call now to arrange your opportunity to view!!



Offers in Excess of £575,000

Melrose Close, Greenford UB6 9TD

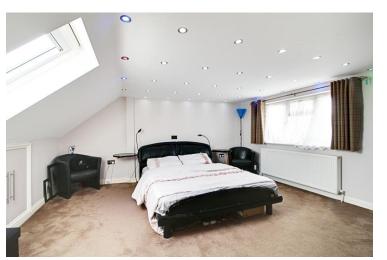
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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...

- Four Bedroom
- Semi-Detached House
- Master Bedroom with En-Suite
- Double Glazed / Gas Central Heating
- Fully Refurbished
- Potential to Extend (STPP)
- View Now





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## the location...

#### nearest stations ...

Greenford (0.8 miles) Northolt (0.9 miles) South Greenford (1.1 miles)

Greenford is a large suburb in the London Borough of Ealing in West London, UK. It was an ancient parish in the historic county of Middlesex. It is 11 miles (18 km) from Charing Cross in Central London.

The Northolt and Greenford Countryside Park (NGCP) links 110 hectares of open space in the North West of the borough. It is crossed by the A40 running from West to East into Central London and by the Grand Union Canal running from North to South. There are good walking and cycle routes throughout the park providing useful connections between sites.

There are several local schools in the area which include Coston Primary School, Edward Betham Church of England Primary School, Ravenor Primary School and Oldfield Primary School which all have a good or higher Ofsted report.

0208 578 1004 brian