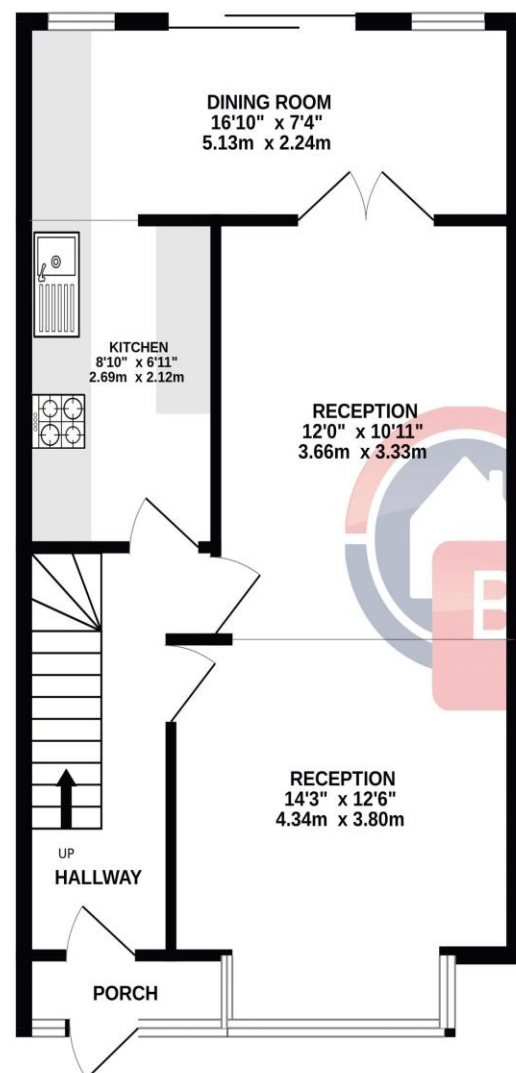
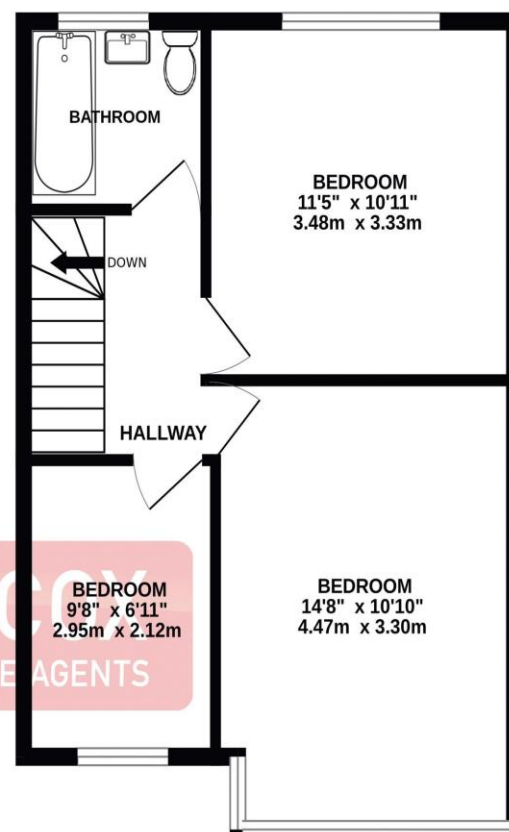


# the floorplan...

GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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...

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**0208 578 1004**  
[brian-cox.co.uk](http://brian-cox.co.uk)



Brian Cox Estate Agents are pleased to present to the market this unique three bedroom family home for sale. The property is perfectly located within a five minute walk to Greenford's Broadway & numerous transport links, yet set on a peaceful & highly popular residential road. The property benefits from a full width rear extension, through lounge, family bathroom, 100ft plus rear garden and off street parking. Viewings are available so call to view now!



**£585,000**  
Freehold

**Garrick Road UB6 9HT**

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 Bedrooms
- Extended
- Off Street Parking
- Large Rear Garden
- Freehold
- Lovely Condition Throughout



## the location...

### nearest stations ...

South Greenford (1.0 miles)  
Greenford (1.1 miles)  
Castle Bar Park (1.1 miles)

Greenford is located within the Ealing borough of London and Zone four of the Central Line tube. It would take roughly 30 minutes to walk to the tube or you have several bus routes which are within a minute walk from the property that will take you directly to Greenford, Northolt, Southall or Ealing Station.

The A40 is located within a two minute drive and offers excellent links into London and out to the Home Counties. Local schools are in abundance with Stanhope, Edward Betham, Costons, Ravenor Park and Allenby Primary schools all within 1 mile of the property.

You have a large selection of secondary schools which include, Dormers Wells, Cardinal Wiseman, William Perkins & Greenford High.

