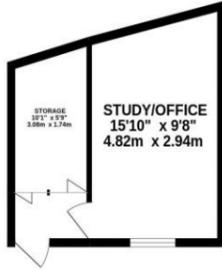
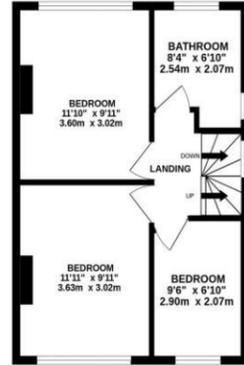


# the floorplan...

GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



2ND FLOOR  
290 sq.ft. (26.9 sq.m.) approx.



**BRIAN COX**  
ESTATE AGENTS

TOTAL FLOOR AREA: 1440 sq.ft. (133.8 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: **Daniel.jed@brian-cox.co.uk**

web: **www.brian-cox.co.uk**



0208 578 1004  
brian-cox.co.uk



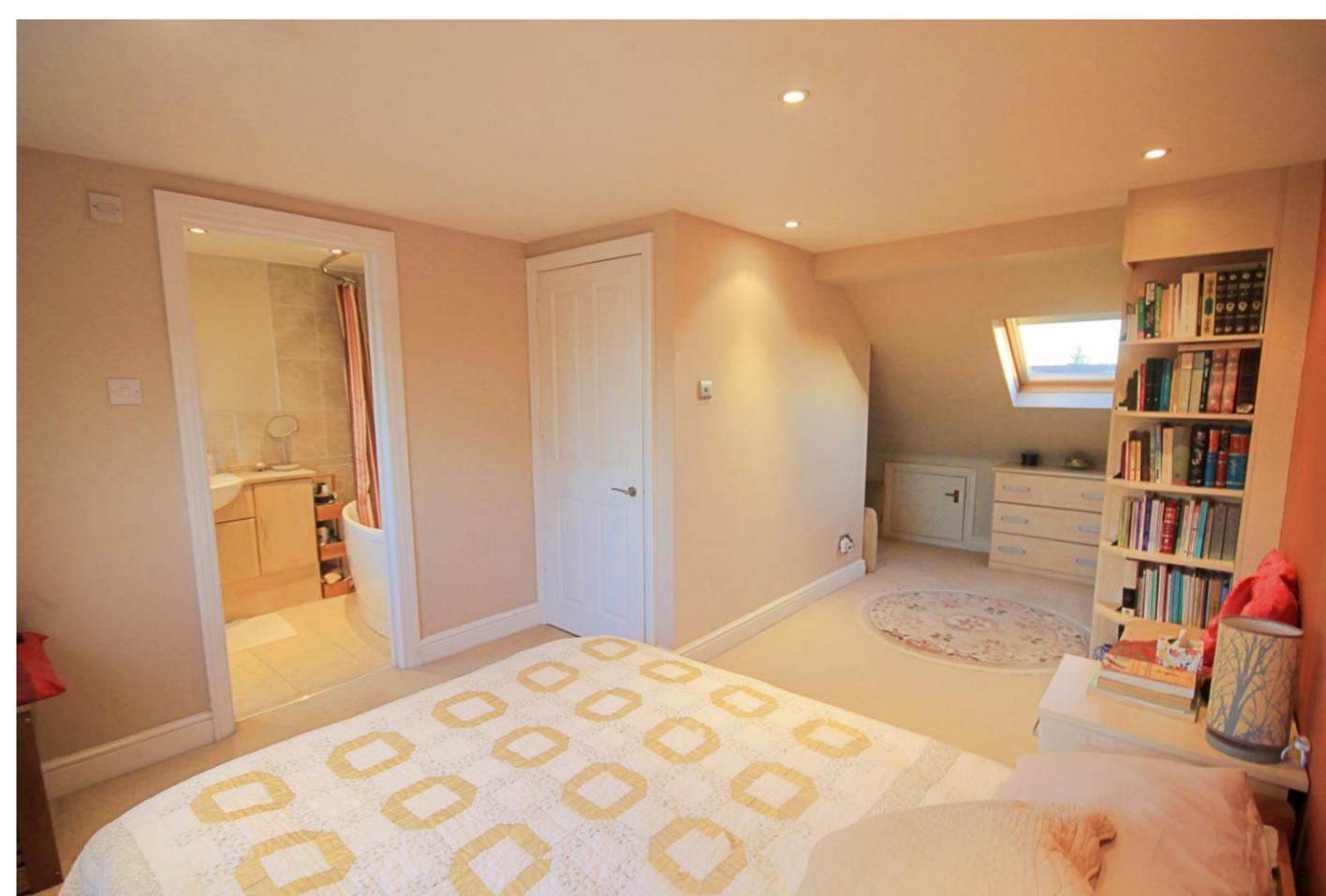
FOUR BEDROOM - SEMI-DETACHED - RECENTLY DECORATED - OFF STREET PARKING - EXTENDED. Brian Cox and Company are delighted to bring to the market this fantastically renovated four bedroom family home. The property briefly comprises a storm porch, through lounge, modern kitchen and study/office on the ground floor. The first floor boasts two double bedrooms a good sized single bedroom and a family bathroom whilst second floor hosts the master bedroom with its own en-suite. Further benefits include off street parking for two cars, an outbuilding with soundproofed studio which could be used as an office/study if needed, huge rear garden with multiple entertaining spaces and much more. Viewings are highly recommended to fully appreciate all this wonderful home has to offer so call now to arrange yours!!



Guide Price £685,000  
Freehold

Downing Drive, Greenford UB6 8BD

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
- Double Glazed / Gas Central Heating
- Beautiful Condition
- Master Bedroom with En-suite
- Large Rear Garden



## the location...

### nearest stations ...

Greenford (0.3 miles)  
South Greenford (0.4 miles)  
Perivale (0.8 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.

There are several local primary schools in the area which include Selborne Primary School, Oldfield Primary School, Coston Primary School and Edward Betham Church of England Primary School.



If you have older children there are also local secondary schools nearby these include William Perkin Church of England High School, Brentside High School and The Cardinal Wiseman Catholic School.

