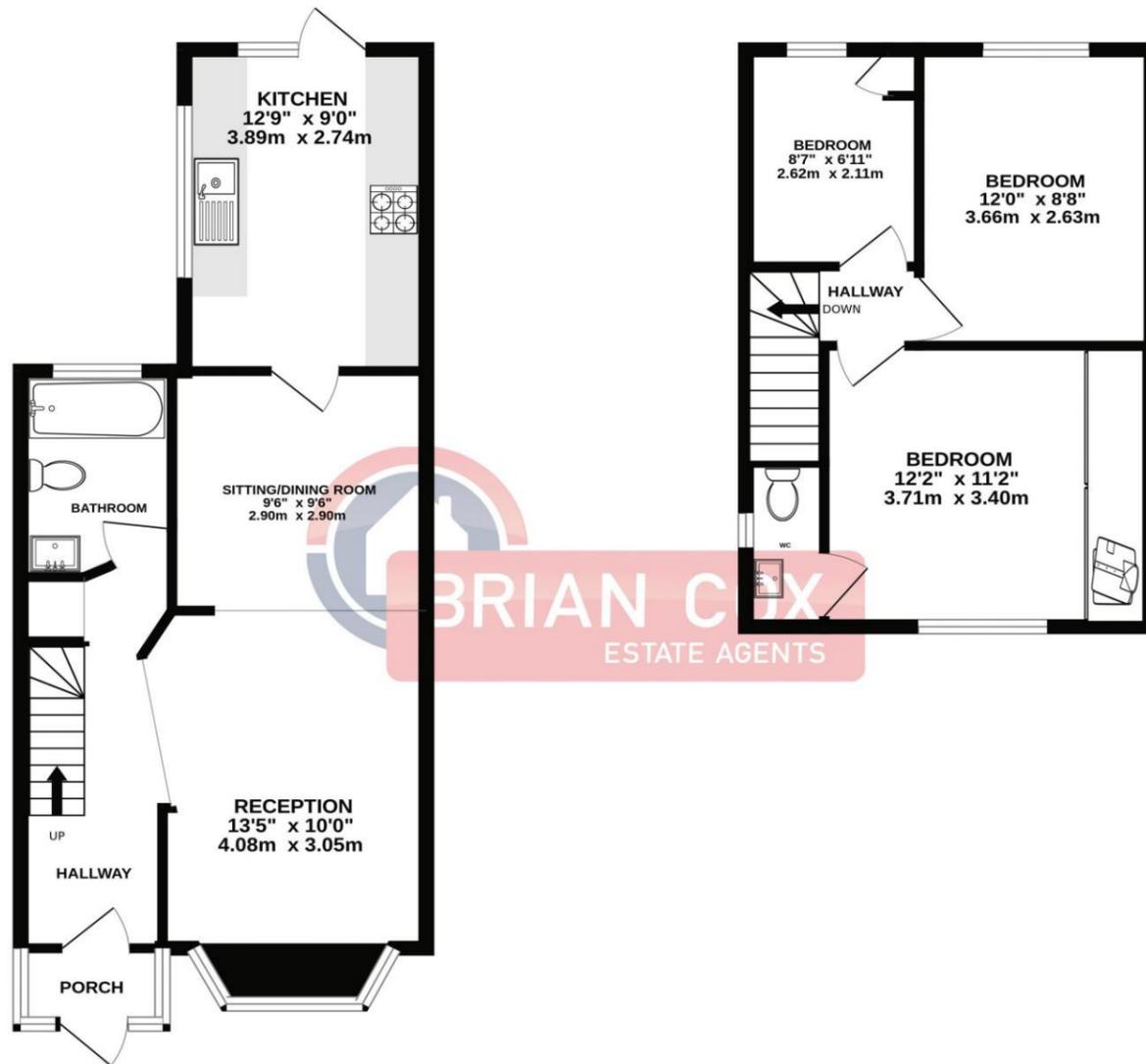


# the floorplan...

GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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 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)



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.



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

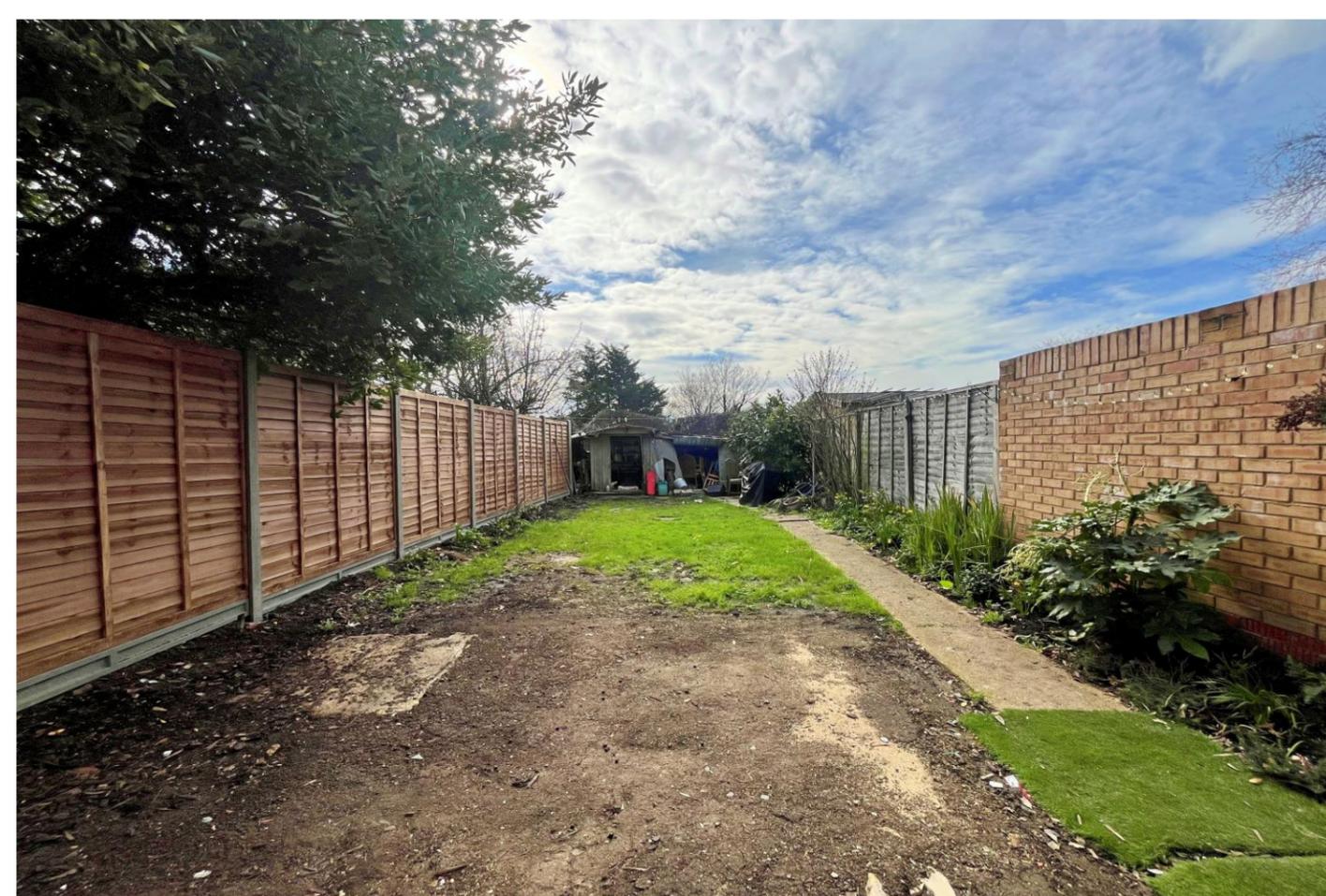


THREE BEDROOM - SEMI-DETACHED - FREEHOLD - OFF STREET PARKING - REAR GARDEN - CHAIN FREE. Brian Cox and Company are delighted to bring to the market this three bedroom semi-detached family home with a moments walk of Greenford Station. The property has been extended to the rear and has a new modern fitted kitchen, through lounge, downstairs family bathroom, three bedrooms and the master bedroom benefits from having a w/c. Further benefits include double glazing, gas central heating, off street parking and is being offered with no onward chain. Viewings are highly recommended so call now to arrange yours!!



£575,000  
Freehold

Hill Rise, Greenford UB6 8PE



## in brief...

- Three Bedroom
- Semi-Detached
- Extended
- Off Street Parking
- New Kitchen
- New Bathroom and W/C



## the location...

### nearest stations ...

Greenford (0.2 miles)  
South Greenford (0.8 miles)  
Northolt (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 Oldfield Primary School, Coston Primary School, Edward Betham Church of England Primary School and Selborne Primary School.

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