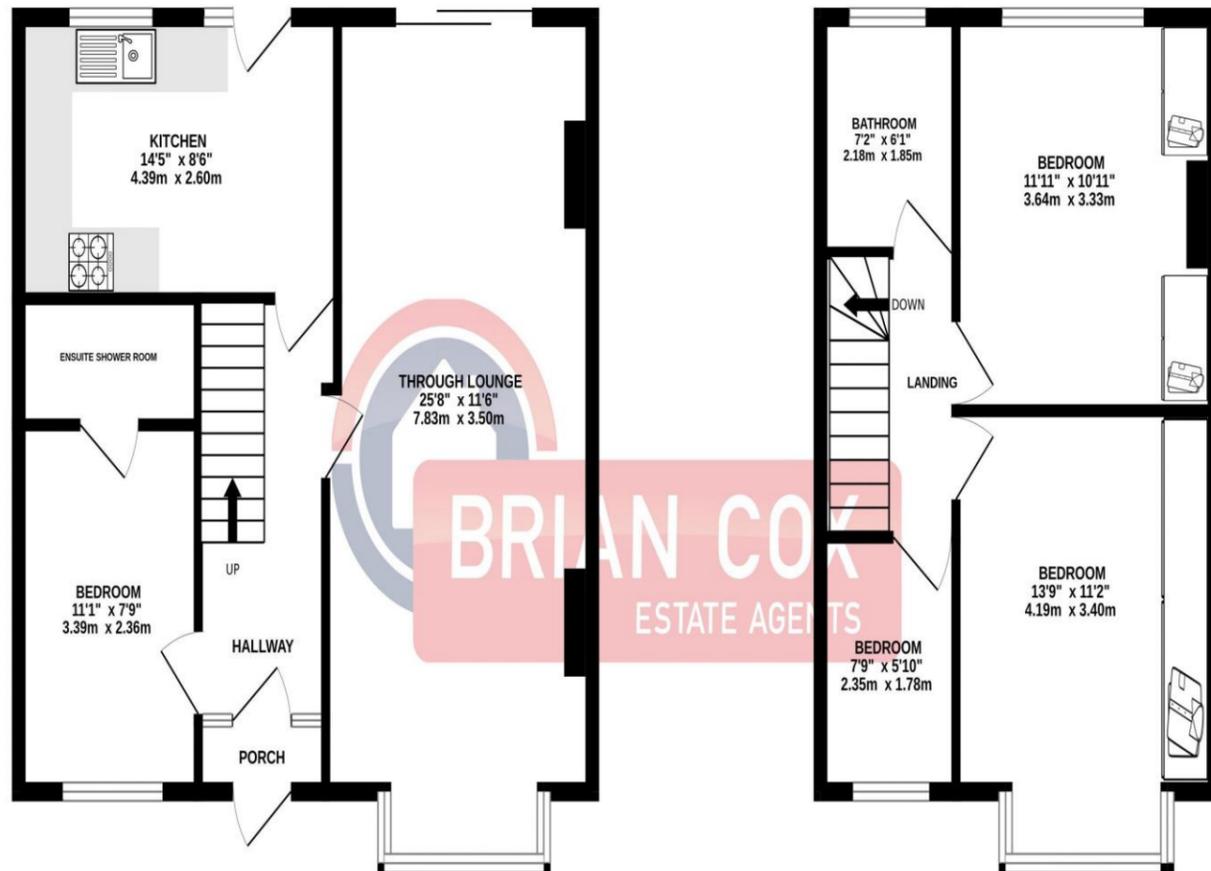


# the floorplan...

GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.

1ST FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.1 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 6/2023

## more details from...

call: **Brian Cox North Greenford: 0208 578 1004**  
email: [daniel.jed@brian-cox.co.uk](mailto:daniel.jed@brian-cox.co.uk)  
web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



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



FOUR BEDROOM - SEMI-DETACHED - POTENTIAL TO EXTEND (stpp) - NO CHAIN - OFF STREET PARKING. Brian Cox and Company are delighted to bring to the market this four bedroom family home within a short walk of both Greenford Station and William Perkin CofE High School. Downstairs the property boasts a through lounge, a 14ft kitchen and bedroom with en-suite. Upstairs comprises of three further bedrooms and the family bathroom. All in all this is an ideal property and not to be missed so call now to arrange your chance to view!!



£600,000  
Freehold

Birkbeck Avenue, Greenford UB6 8LY

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 Family Home
- No Chain
- Downstairs Bedroom with En-suite
- Off Street Parking
- Popular Residential Location



### the location...

#### nearest stations ...

- Greenford (0.3 miles)
- Northolt (0.7 miles)
- South Greenford (1.0 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 primary schools in the area which include Oldfield Primary School, Edward Betham CofE Primary School, Coston Primary School and Selborne Primary School.

If you have older children there are also local secondary schools nearby which include William Perkin Church of England High School, Belvue School and Greenford High School.