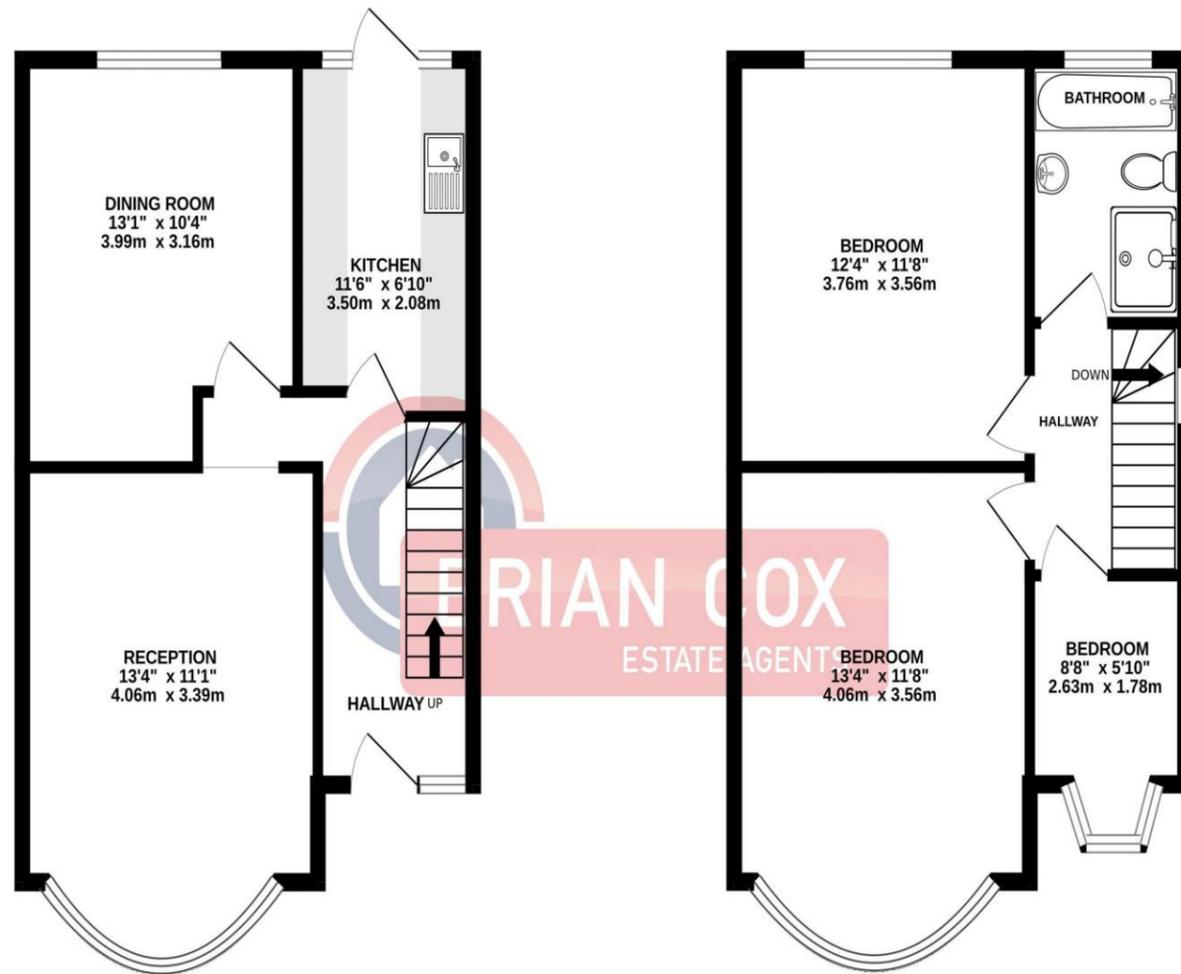


the floorplan...

GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.

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



TOTAL FLOOR AREA : 898 sq.ft. (83.4 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**
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web: www.brian-cox.co.uk



0208 578 1004
brian-cox.co.uk



THREE BEDROOM - GARAGE TO THE REAR - SEMI-DETACHED HOUSE - NO CHAIN. Brian Cox and Company are proud to bring to the market this three-bedroom semi-detached family home. The property is located on a very popular residential road and briefly consists of two reception rooms, kitchen, three bedrooms and a family bathroom. Further benefits include double glazing, gas central heating, garage to the rear as well as being offered with no onward chain. Viewings are highly recommended so call now to arrange yours!!



£525,000
Freehold

Middleton Avenue, Greenford UB6 8BW

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 Bedroom
- Semi-Detached House
- Potential to Extend (STPP)
- Garage to the Rear
- Chain Free
- Double Glazed / Gas Central Heating



the location...

nearest stations ...

- Greenford Station (0.3 miles)
- South Greenford Station (0.4 miles)
- Perivale Station (0.8 miles)

Located just 0.3 miles walk from Greenford Zone 4 Central Line Tube Station, which also benefits from an Overground line to Paddington, this property is ideal for commuting into central London by train. For those that drive the A40 is also within easy reach.

There are a number of local amenities close by including Oldfield recreation ground, Northolt and Greenford Country Park and West Way Cross Retail Park.

There are also a number of local Schools some of which are Oldfield Primary School, Edward Betham CofE Primary School, Costons Primary School and William Perkin CofE High School.