

the floorplan...



Total floor area 126.3 m<sup>2</sup> (1,360 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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)



**FOUR BEDROOM - THREE BATHROOM - CHAIN FREE - OFF STREET PARKING.**

Brian Cox and Company are delighted to present this this beautifully modernised four double bedroom, three-bathroom town house which offers spacious and contemporary living across three well-designed floors with off-street parking. The property is an ideal family home in a sought-after residential location. The ground floor features three-zone underfloor heating and a welcoming entrance leading to a downstairs W/C. At the heart of the home is a fully fitted, extended kitchen/dining room with integrated appliances, skylights that flood the space with natural light, and integrated blinds to the rear doors—perfect for everyday living and entertaining. A separate front reception room offers a cosy yet spacious area for relaxing. To the first floor you have two generous double bedrooms, including a master bedroom with a modern en-suite shower room. A further stylish shower room, ideal for guests or family members. The top floor benefits from two additional double bedrooms, both offering excellent storage options. A well-appointed family bathroom completes this level, making it perfect for larger families or those needing flexible accommodation. The current owners have meticulously refurbished and maintained the property over the years, ensuring it is ready to move-in and finished to a high standard throughout. This stunning town house seamlessly blends modern living with generous space, making it a perfect long-term family home. Viewings are highly recommended so call now to arrange yours!



Offers in Excess of  
£579,950

Olympic Way, Greenford, UB6 8NJ





## in brief...

- Four Double Bedrooms
- Freehold Town House
- Three Bathrooms
- Beautifully Presented
- Extended to the Rear
- Underfloor Heating throughout Ground Floor



## the location...

### nearest stations ...

Greenford (0.5 miles)  
Northolt (0.8 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, Coston Primary School, Edward Betham Church of England Primary School and Wood End Academy.

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

