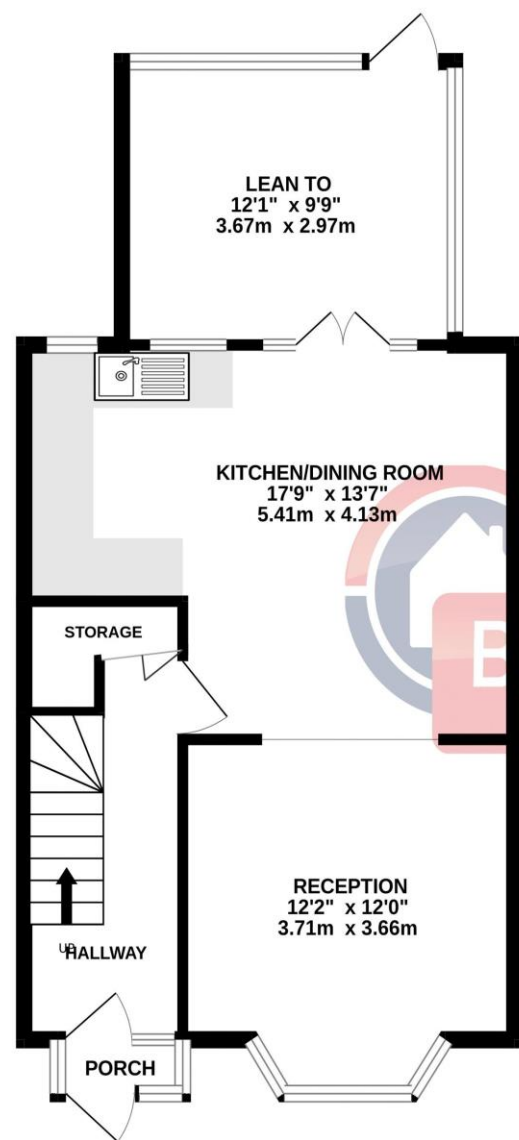
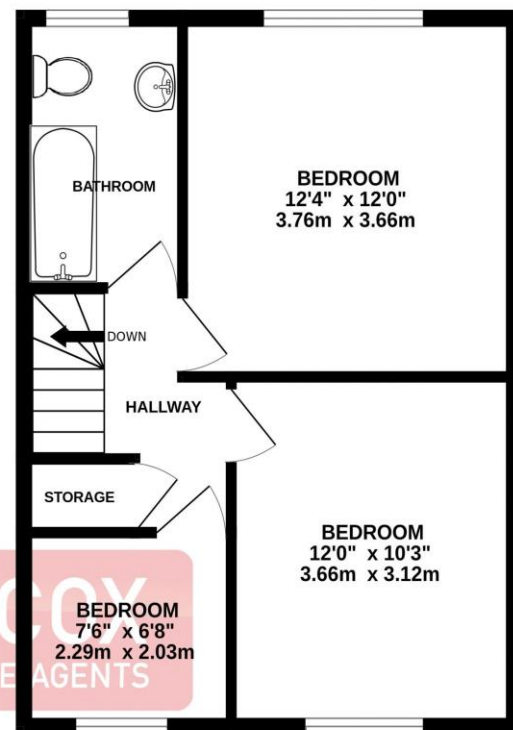


# the floorplan...

GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 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**

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



**0208 578 1004**  
**brian-cox.co.uk**



THREE BEDROOM - END OF TERRACE - OFF STREET PARKING - LARGE REAR GARDEN - NO CHAIN. Brian Cox and Company are delighted to present this extended three-bedroom end of terrace family home to the market. The property is situated just moments from Greenford Station and is within the catchment area for the hugely popular William Perkins CofE high school. This conveniently located home briefly consists of an entrance hallway, open plan through lounge/dining room and kitchen, three bedrooms and a family bathroom. Further benefits include double glazing, gas central heating, off street parking and a large rear garden. Viewings are highly recommended so call now to arrange yours!!



**£535,000**  
Freehold

**Birkbeck Avenue, Greenford UB6 8LU**

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
- End of Terrace
- Off Street Parking
- Extended
- Chain Free
- Large Rear Garden



## the location...

### nearest stations ...

Greenford (0.2 miles)  
South Greenford (0.8 miles)  
Northolt (0.9 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, Edward Betham CofE Primary School, Coston Primary School, Our Lady of Visitation Catholic Primary School and Selborne Primary School.

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

0208 578 1004

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