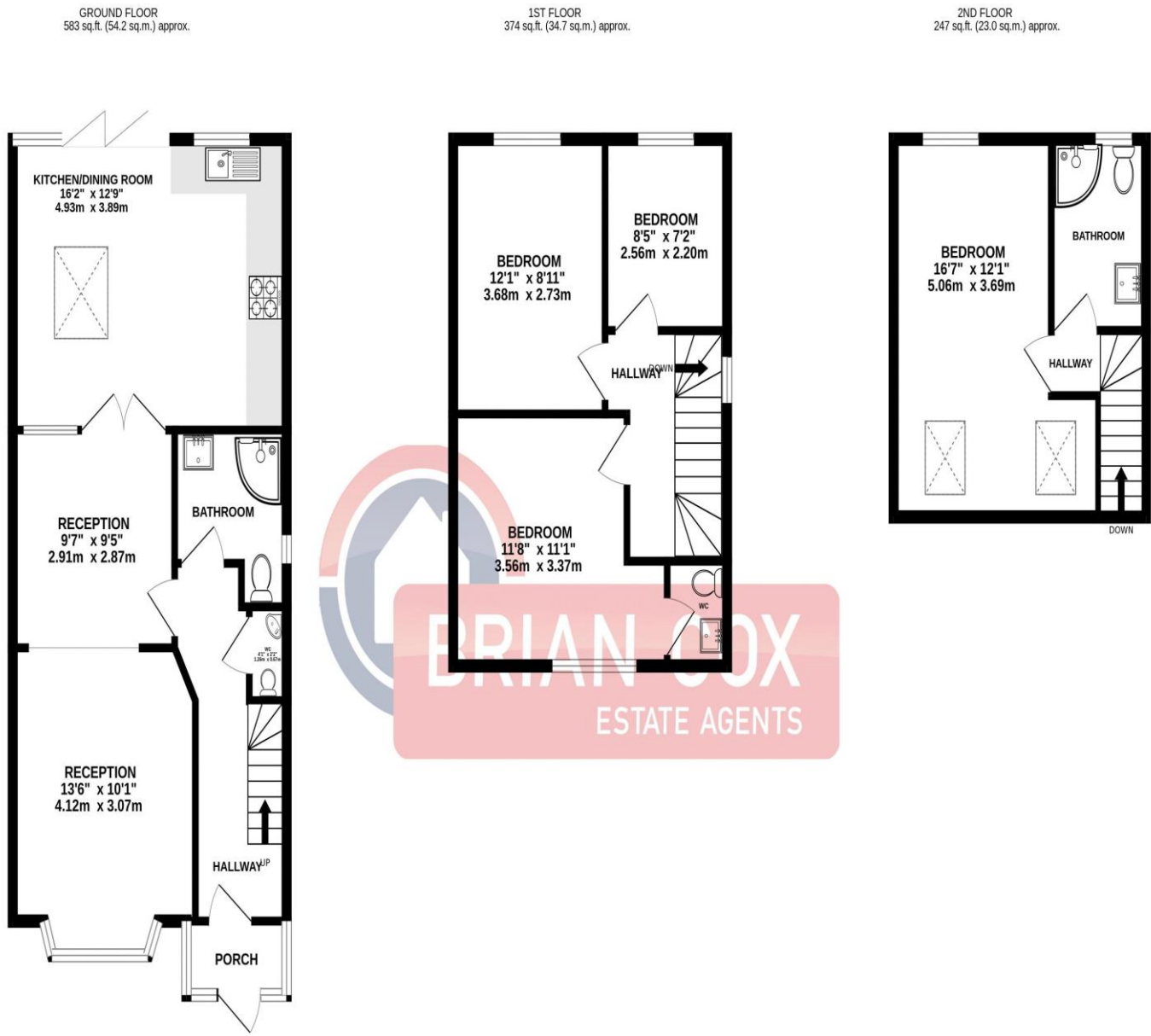


the floorplan...



TOTAL FLOOR AREA: 1205 sq.ft. (111.9 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**



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.



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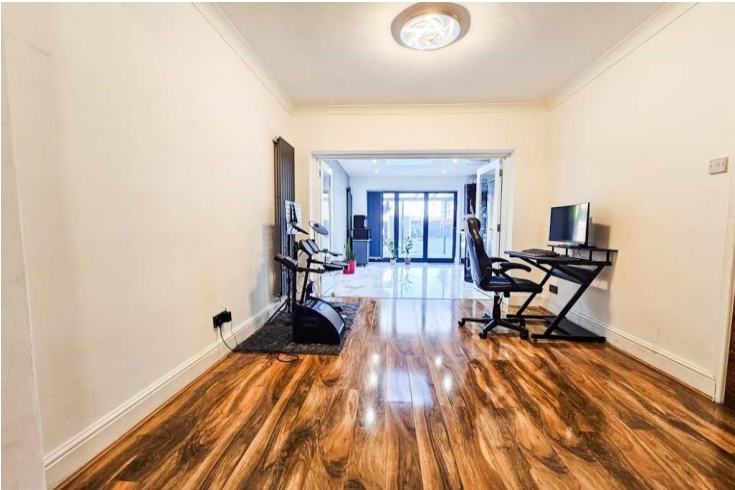
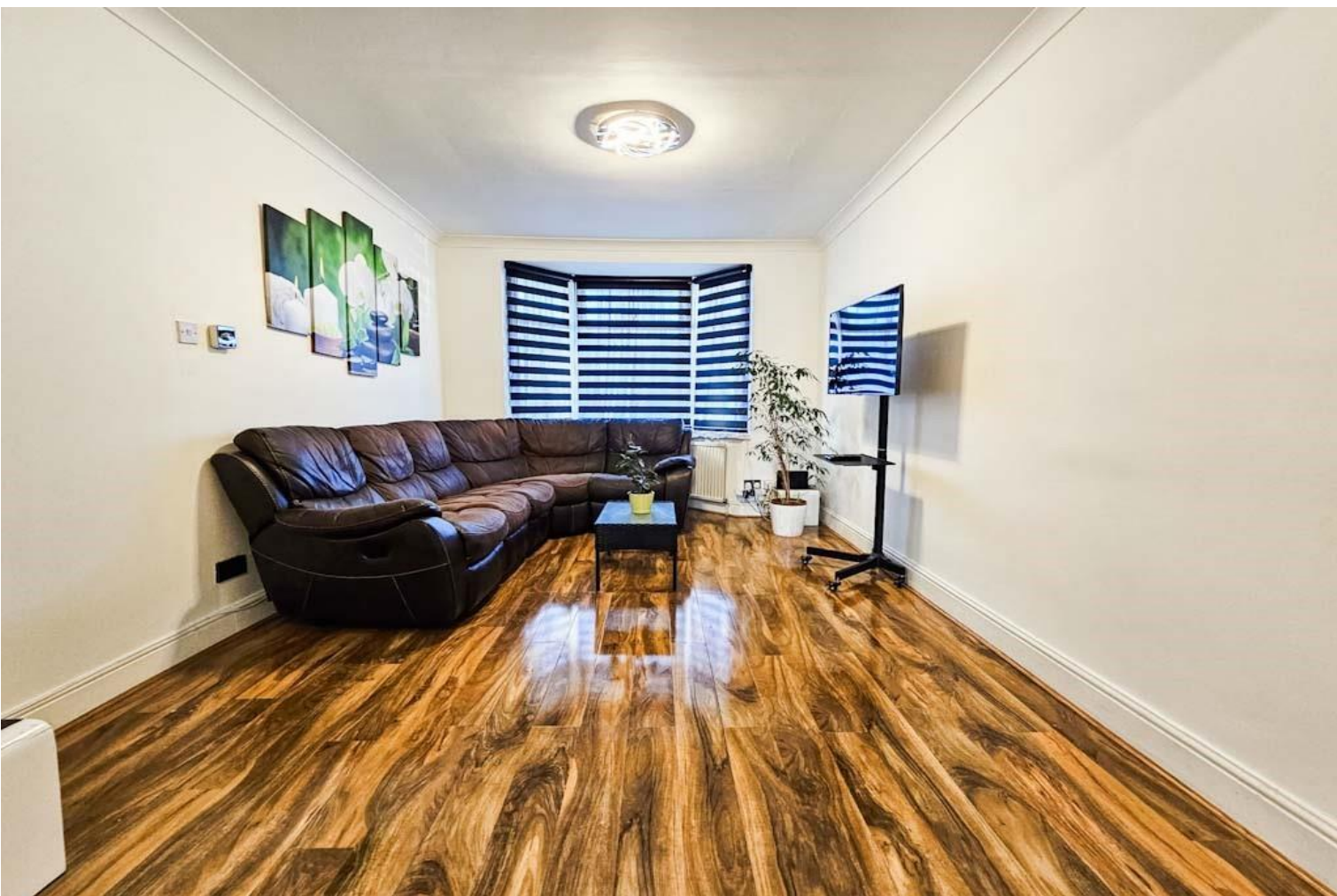


FOUR BEDROOM - SEMI-DETACHED - OFF STREET PARKING - NO CHAIN. Brian Cox and Company are pleased to offer to the market this four-bedroom family home in Greenford. This ideal family home is well located within easy reach of Greenford Station, the A40, local schools as well as shops and restaurants. The property briefly consists of a front porch, a bright through lounge, downstairs shower room, a separate w/c and extended kitchen/diner on the ground floor. The first floor comprises three bedrooms, one with its own w/c. On the second floor you have the converted loft which boasts a large master bedroom with en-suite. Further benefits include double glazing, gas central heating, off street parking, a private rear garden and the added bonus of being offered with no onward chain. All in all this in one home not to miss, so call now to arrange your chance to view and avoid disappointment!!



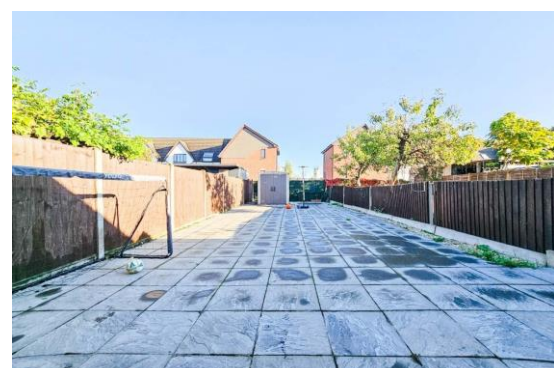
Offers in Excess of
£650,000

Hill Rise, Greenford UB6 8PE



in brief...

- Four Bedroom
- Semi-Detached
- Two Bathrooms
- Extended
- Chain Free
- Off Street Parking



the location...

nearest stations ...

Greenford (0.3 miles)
Northolt (0.8 miles)
South Greenford (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, 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.

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