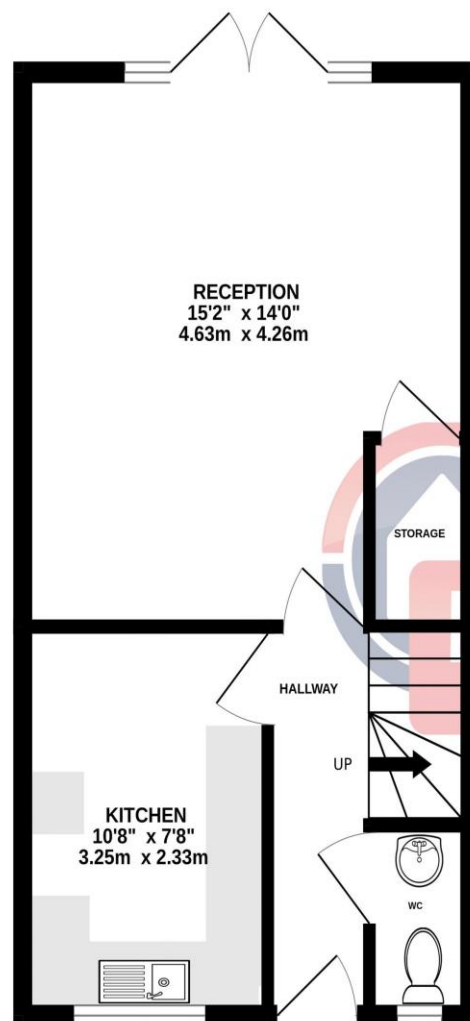
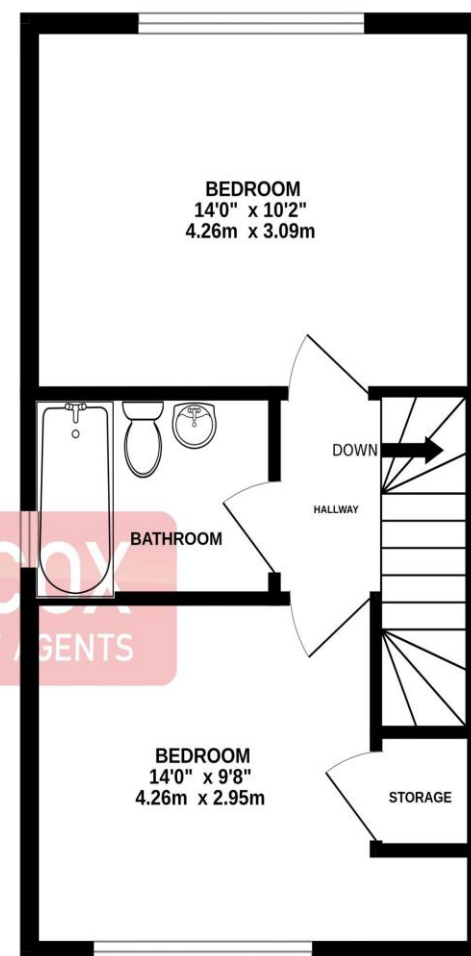


## the floorplan...

GROUND FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 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](http://www.brian-cox.co.uk)



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



**TWO BEDROOM - SEMI-DEATCHED - CHAIN FREE - PARKING** - Brian Cox and Company are delighted to bring to the market this two bedroom freehold semi-detached house located within a quiet residential road in Greenford. The property briefly consists of an entrance hall, lounge, downstairs w/c, kitchen, two double bedrooms and a family bathroom. Further benefits include an allocated parking, ample storage, double glazing, gas central heating and private rear garden. Viewings are highly recommended to fully appreciate all this rarely available two bedroom family home has to offer so call now to arrange yours!!



Offers in Excess of  
£450,000

Lyric Drive, Greenford UB6 9HQ

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...

- Two Bedroom
- Semi-Detached
- Chain Free
- Allocated Parking Space
- Private Rear Garden
- Potential to Extend (STPP)



### the location...

#### nearest stations ...

South Greenford (1.0 miles)  
Greenford (1.1 miles)  
Castle Bar Park (1.2 miles)

Greenford is located within the Ealing borough of London and Zone four of the Central Line tube. It would take roughly 15-20 minutes to walk to the tube or you have several bus routes which are within a minute walk from the property that will take you directly to Greenford, Northolt or Ealing Station.

The A40 is located within a two minute drive and offers excellent links into London and out to the Home Counties. Local schools are in abundance with Stanhope, Edward Betham, Costons, Ravenor Park and Allenby Primary schools all within 1 mile of the property.

You have a large selection of secondary schools which include, Dormers Wells, Cardinal Wiseman, William Perkins & Greenford High.