

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

WOODLAND RISE, GREENFORD UB6 0RD **£699,950 Freehold**



SPACIOUS, EXTENDED FOUR/FIVE BEDROOM SEMI DETACHED HOUSE

Constructed by Laing during the 1930s, the property is located in a popular residential position within a few hundred yards of Horsenden Hill open space and golf courses. The property is approximately ½ mile from Sudbury Town Piccadilly Line station, local shops and bus routes. Horsenden Primary School is within ¼ mile.

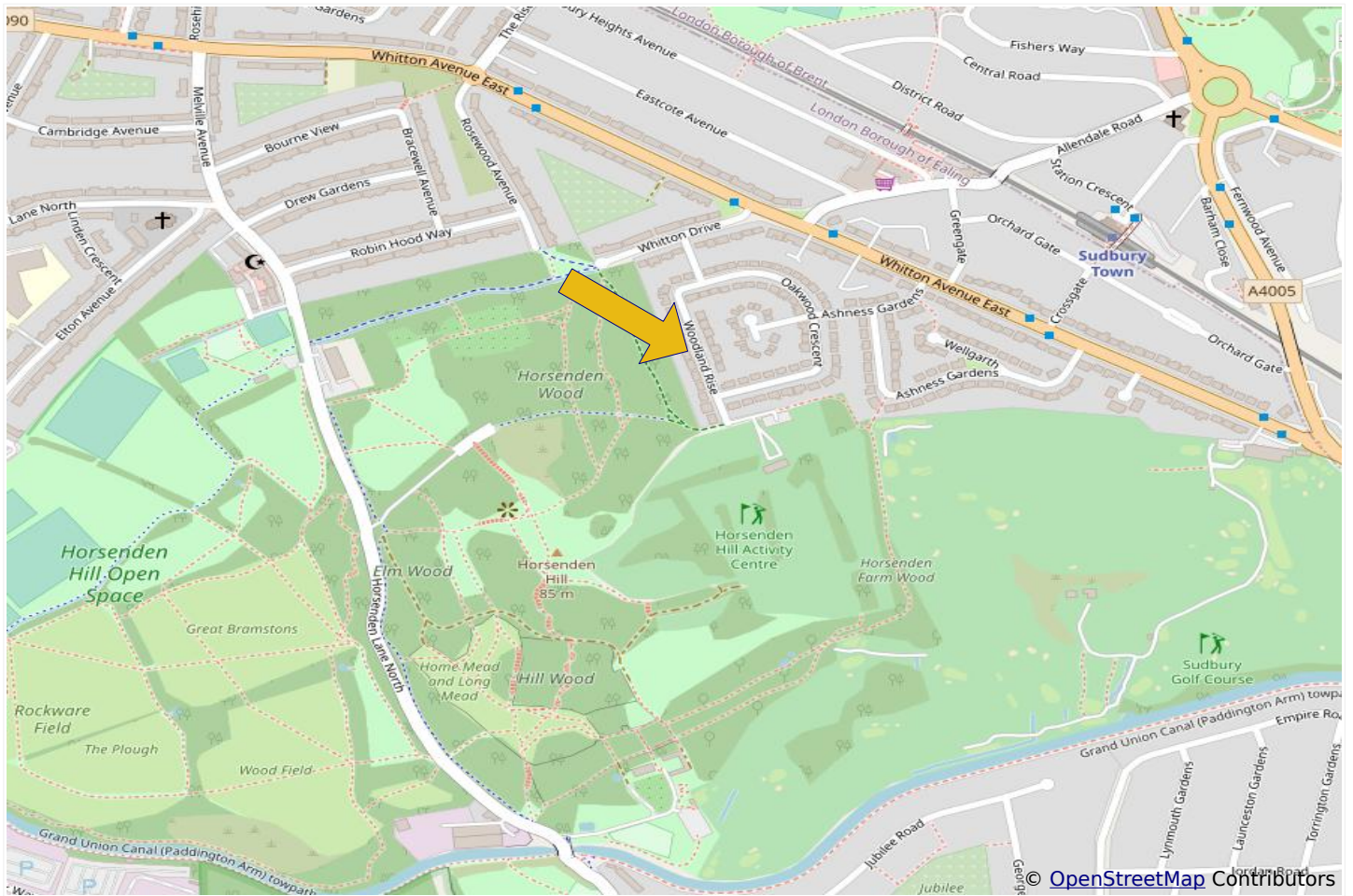
*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** EXTENDED REAR RECEPTION ROOM ***

*** GROUND FLOOR SHOWER ROOM & WC * LOFT CONVERSION ***

*** OFF STREET PARKING * REAR GARDEN ***

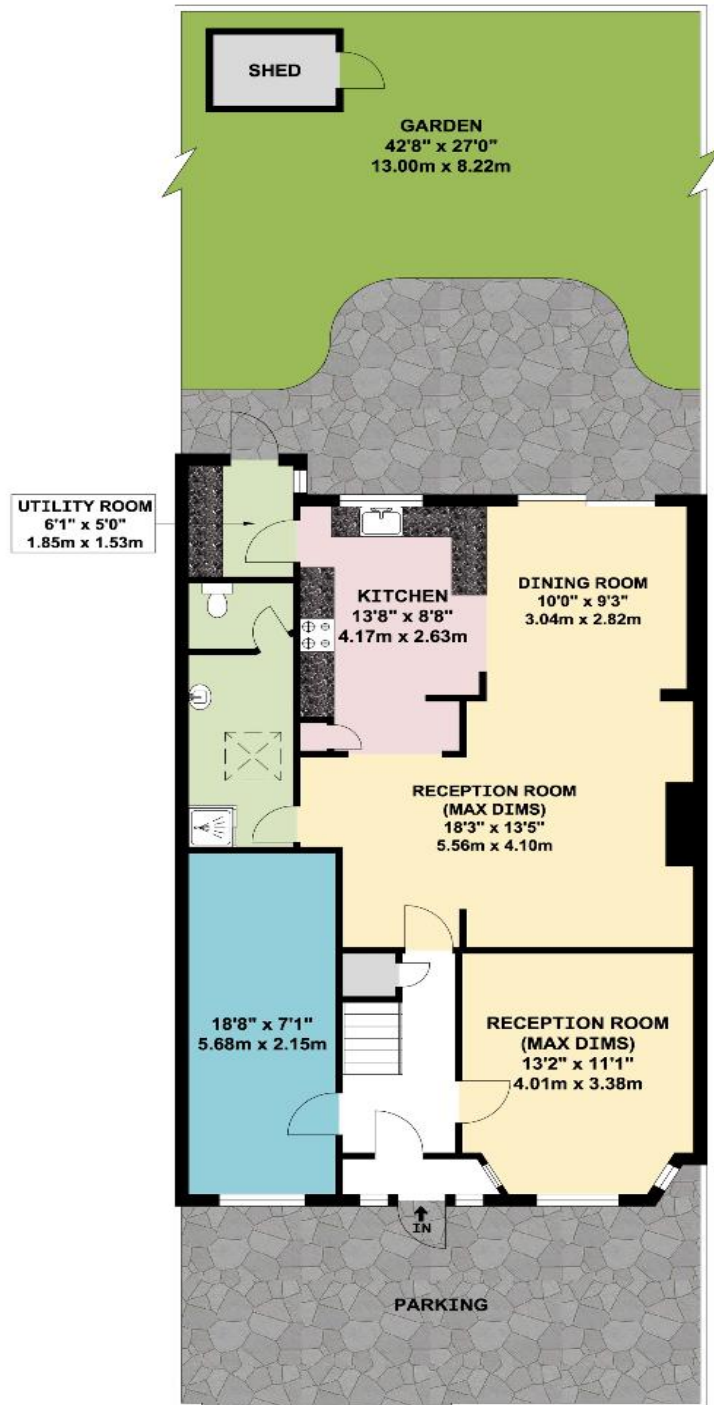
*** NO UPPER CHAIN ***



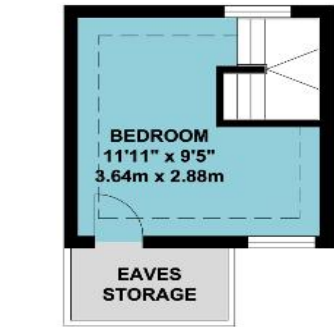


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

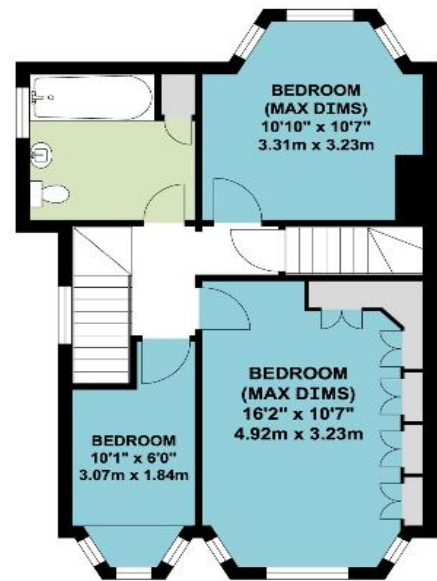
**WOODLAND RISE
GREENFORD UB6**



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1367.01 SQ. FT / 127.00 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN 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. FLOOR PLANS ARE NOT DONE TO "SCALE".

These particulars are issued on the understanding that all negotiations are conducted through Phillips & Co. Whilst every care has been exercised in the preparation of particulars their accuracy is not guaranteed neither do they constitute an offer nor contract.

VIEWING by appointment via PHILLIPS & CO: 020 8864 5678

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