

020 8864 5678  
www.phillipsco.co.uk

1279 Greenford Road  
Greenford, UB6 0HY

## **GREENFORD ROAD, HARROW HA1 3QH £845,000 Freehold**



### **SUBSTANTIALLY EXTENDED WELL PRESENTED FIVE BEDROOM SEMI-DETACHED HOUSE**

Constructed during the 1930s, the property is situated approximately ¼ mile from Sudbury Hill Chiltern and Piccadilly Line (zone 4) stations, local shops, 92 and H17 bus routes.

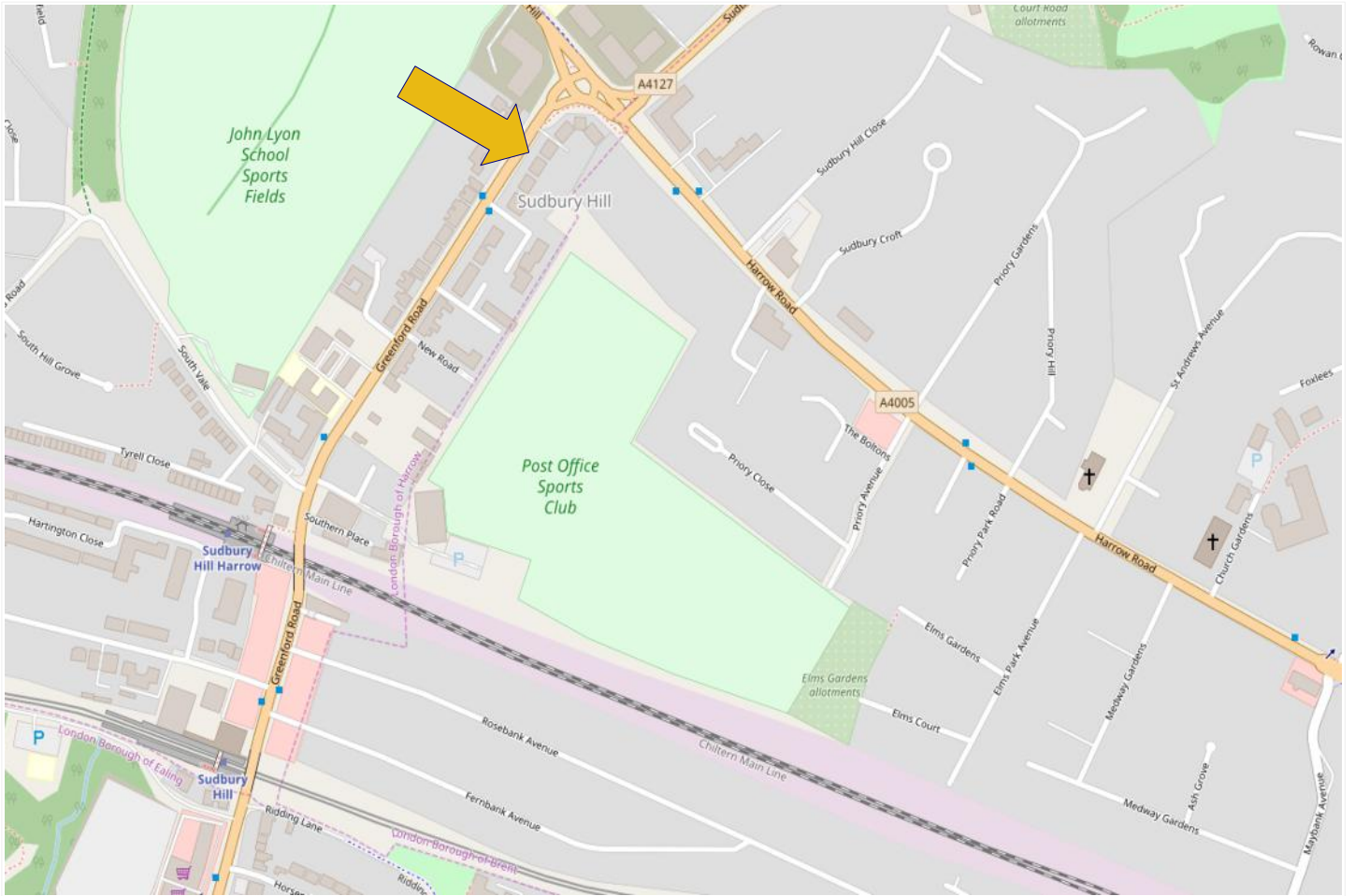
**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \***

**\* THREE RECEPTION ROOMS \* FITTED KITCHEN EXTENSION \* UTILITY ROOM \***

**\* GUEST CLOAKROOM/WC \* ADDITIONAL GROUND FLOOR SHOWER ROOM/WC \***

**\* 77' REAR GARDEN \* OFF STREET PARKING \***

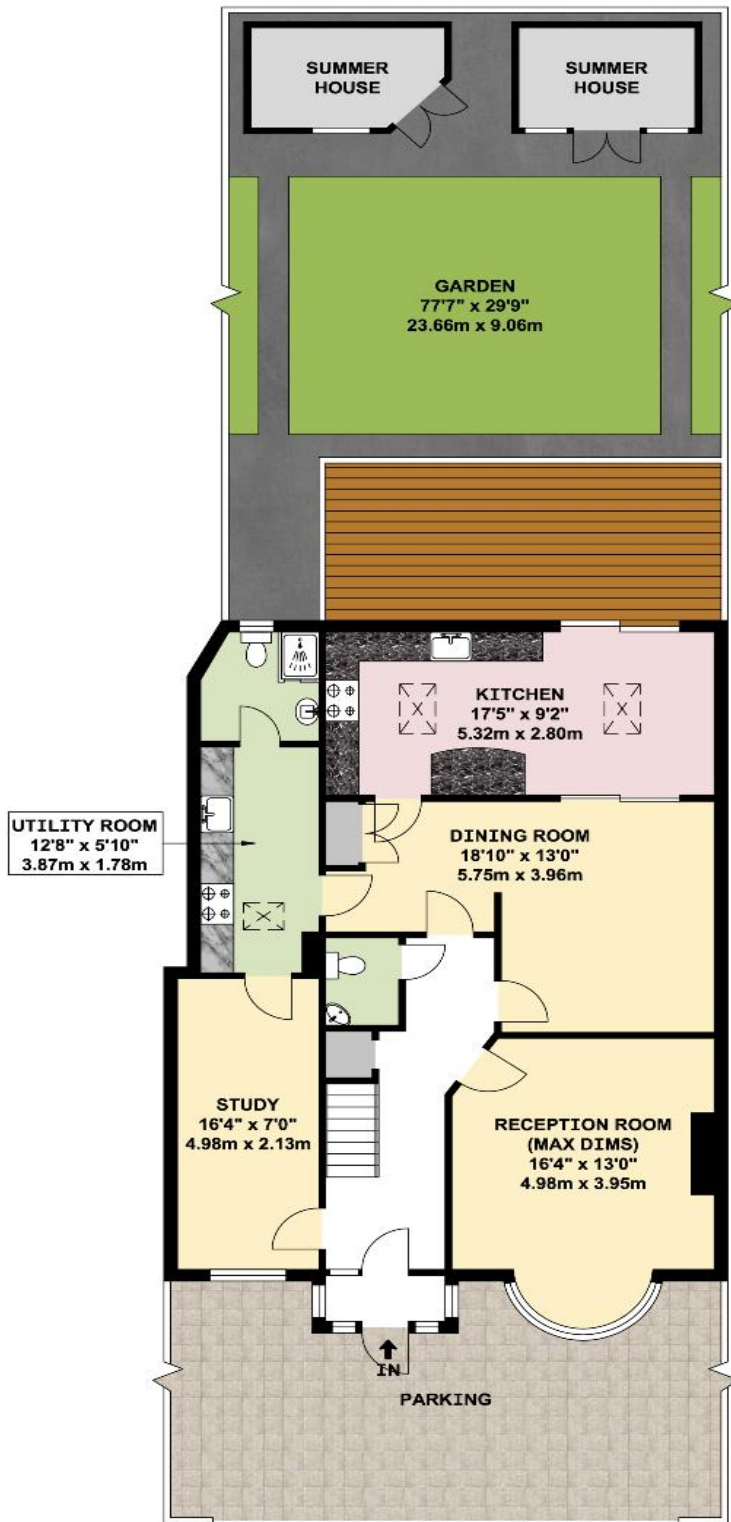
**\* NO UPPER CHAIN \***



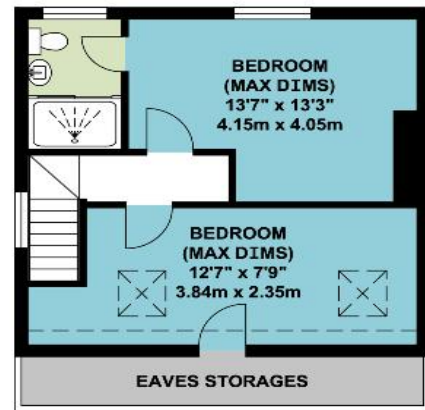


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		84	68
EU Directive 2002/91/EC			
England, Scotland & Wales			

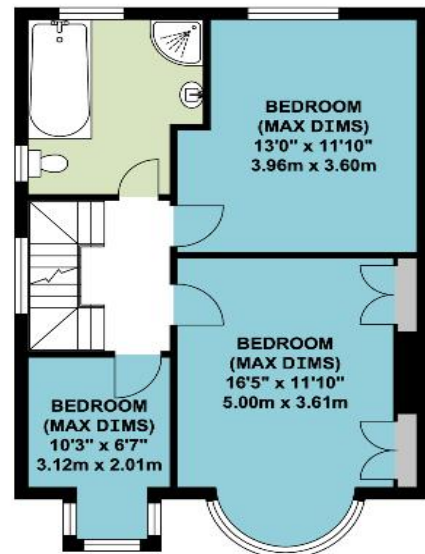
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		80	61
EU Directive 2002/91/EC			
England, Scotland & Wales			



**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1844.61 SQ. FT / 171.37 SQ. M**

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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