

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **BOURNE VIEW, GREENFORD, UB6 7QS** **£595,000 Freehold**



### **EXTENDED AND WELL PRESENTED FOUR BEDROOM/TWO BATHROOM MID TERRACE HOUSE**

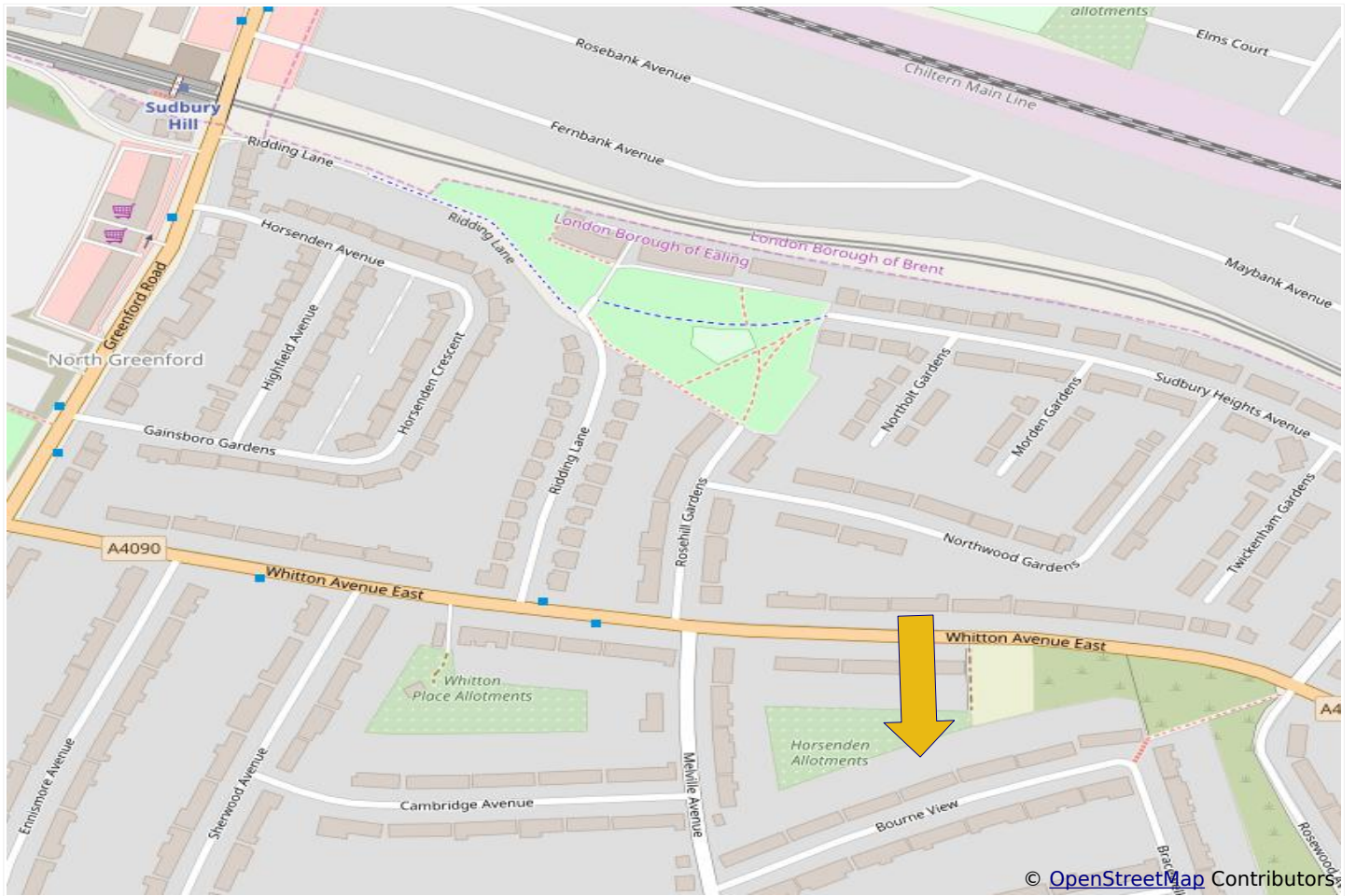
Constructed during the 1930s the property is located in a residential side road located about ½ mile from Sudbury Hill Piccadilly Line station, Sudbury & Harrow Chiltern Branch Line station, local shops and bus routes. Horsenden Primary School and Horsenden Hill open space are within approximately ¼ mile.

**\* TWO RECEPTION ROOMS \* KITCHEN & UTILITY ROOM \***

**\* SECOND FLOOR 4TH BEDROOM WITH SEPARATE SHOWER ROOM \***

**\* 79' REAR GARDEN WITH PATIO AREA & SUN TERRACE \***

**\* OFF STREET PARKING \***



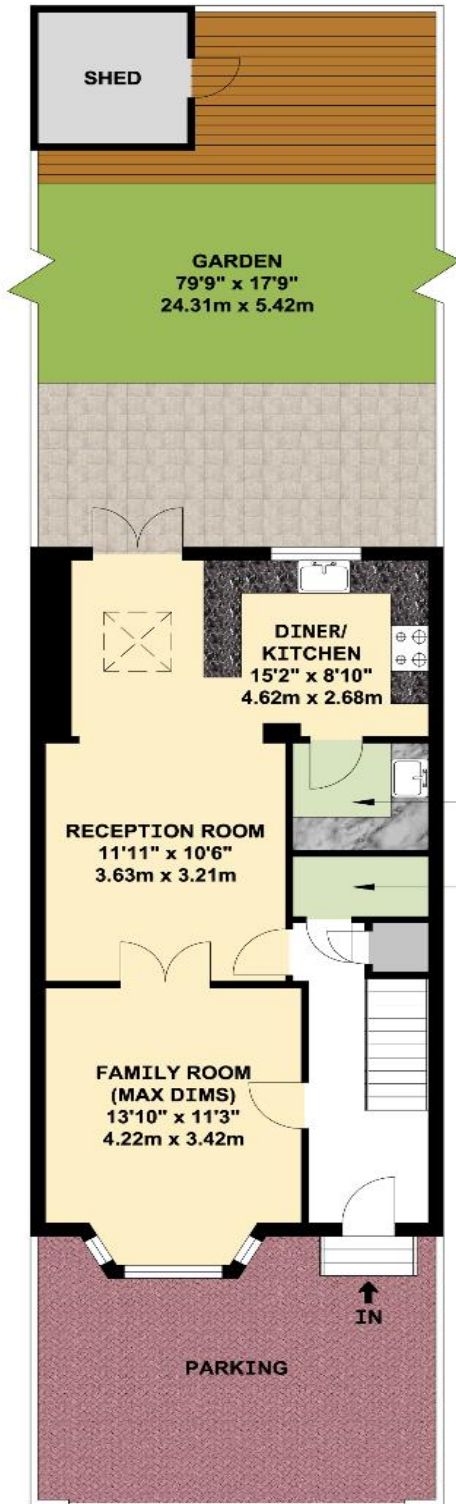


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	83
EU Directive 2002/91/EC			
England, Scotland & Wales			

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			
		61	80
EU Directive 2002/91/EC			
England, Scotland & Wales			



--- RESTRICTED HEAD HEIGHT



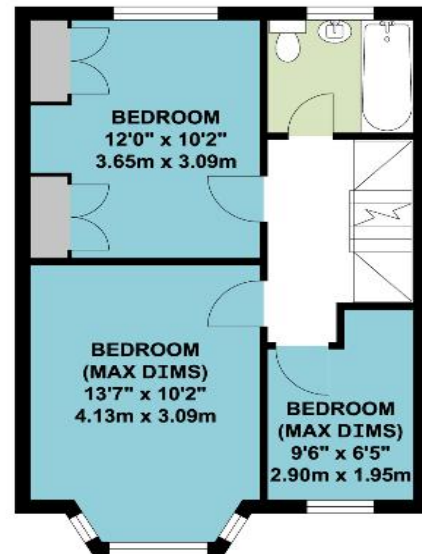
**GROUND FLOOR**



**SECOND FLOOR**

UTILITY ROOM  
5'10" x 5'4"  
1.78m x 1.63m

CLOAK ROOM  
5'11" x 3'0"  
1.81m x 0.91m



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1270.14 SQ. FT / 118.00 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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