

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **EASTCOTE AVENUE GREENFORD UB6 0NG £520,000 Freehold**



### **ATTRACTIVE MUCH IMPROVED AND VERY WELL PRESENTED THREE BEDROOM END TERRACE HOUSE**

Located approximately ¼ mile from Sudbury Town Piccadilly Line station, local shopping facilities and bus routes. The property is approximately ½ mile from Horsenden Hill Open Space and Golf Courses.

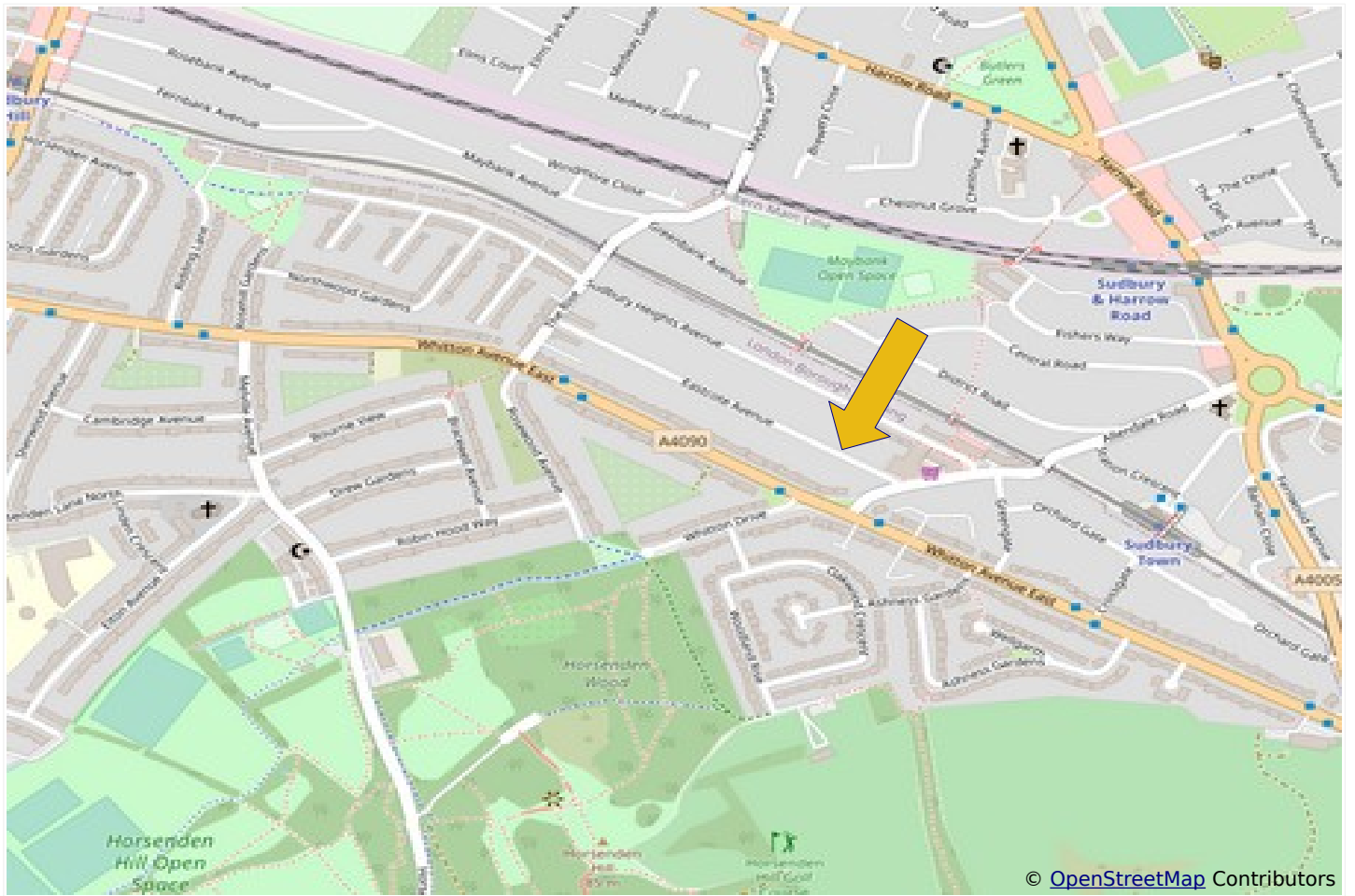
**\* GAS CENTRAL HEATING \* uPVC DOUBLE GLAZING \***

**\* TASTEFULLY DECORATED TO A HIGH STANDARD THROUGHOUT \***

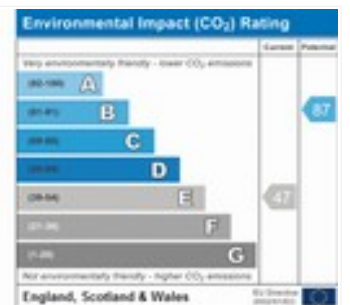
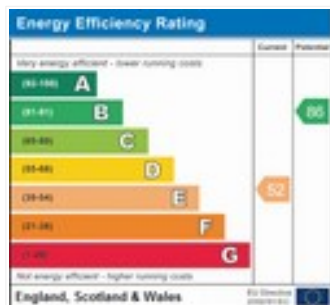
**\* TWO RECEPTION ROOMS \* FITTED OPEN PLAN KITCHEN AREA \***

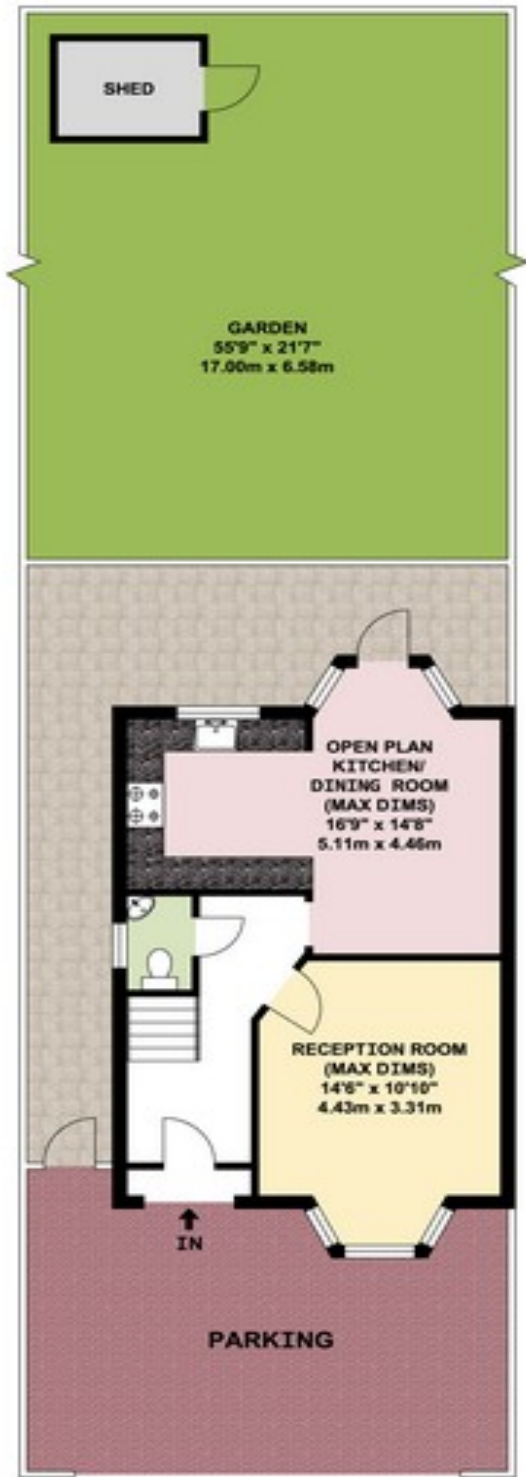
**\* GROUND FLOOR CLOAKROOM/WC \***

**\* SOUTH FACING REAR GARDEN \* OFF-STREET PARKING \***

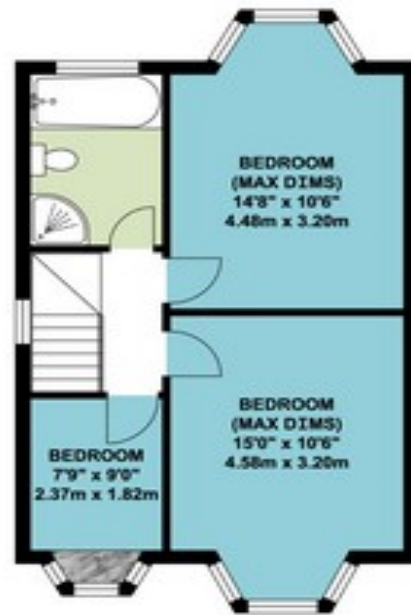








**GROUND FLOOR**



**FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 871.01 SQ. FT / 80.92 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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