

020 8864 5678  
www.phillipsco.co.uk

1279 Greenford Road  
Greenford, UB6 0HY

## **GAINSBORO GARDENS GREENFORD UB6 0JG** **£450,000 Freehold**



### **ATTRACTIVE THREE BEDROOM HOUSE**

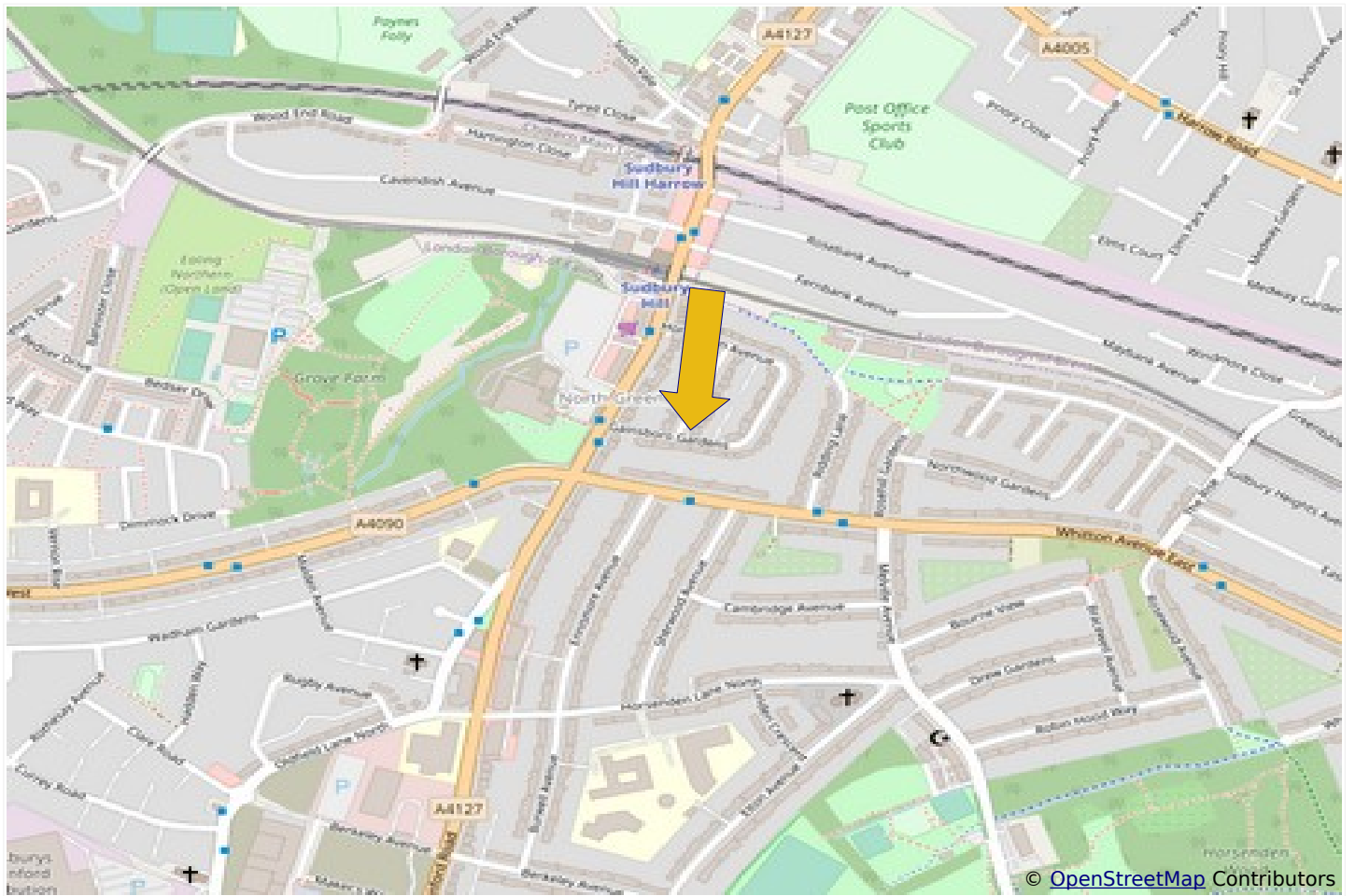
The property is located in a convenient residential position a few hundred yards from Sudbury Hill Piccadilly Line Zone 4 Station, local shopping facilities, 92 and H17 bus routes. Sudbury Hill & Harrow Chiltern Line Station is within ¼ mile and the property is approximately ¼ mile from Horsenden Primary School and Horsenden Hill Open Space.

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

**\* THROUGH RECEPTION ROOM \***

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

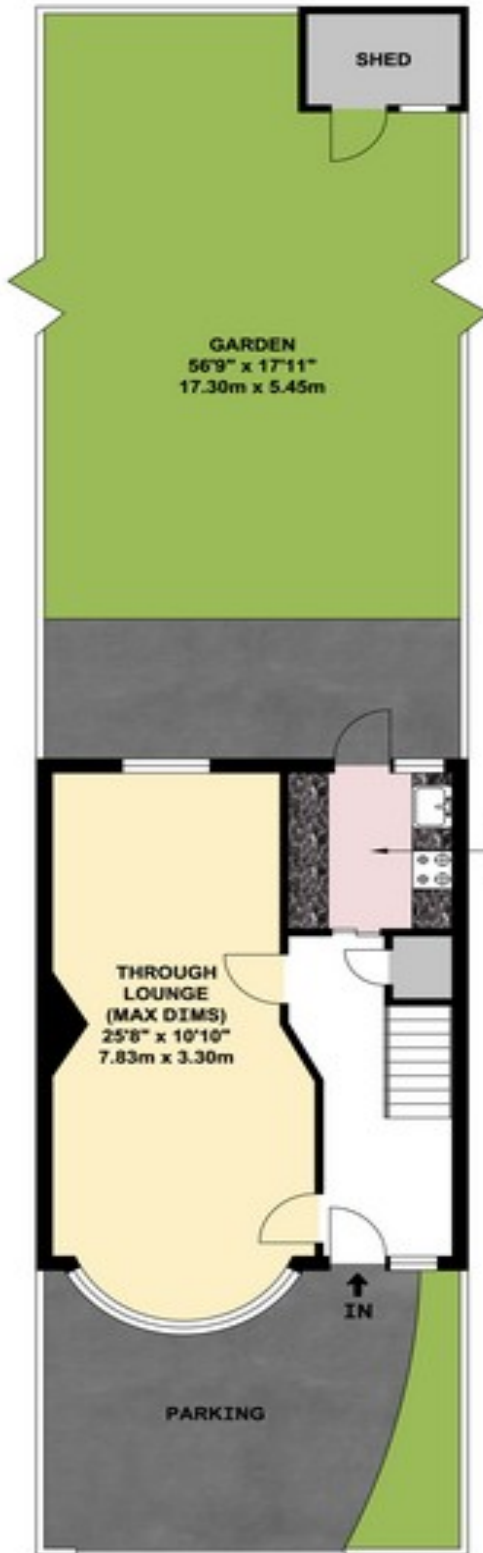
**\* NO UPPER CHAIN \***



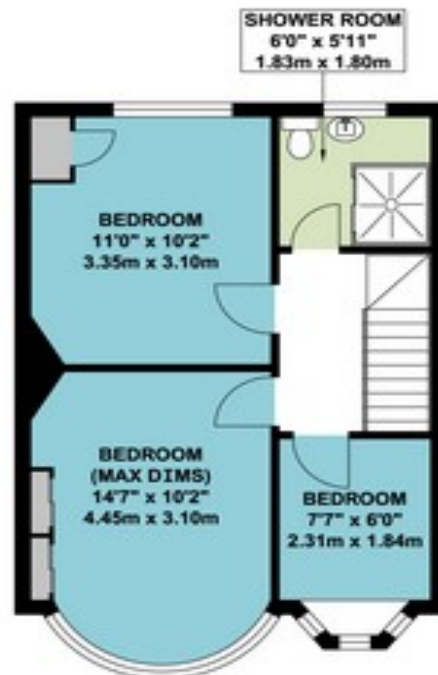




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



**GROUND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 785.76 SQ. FT / 73.00 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**

[www.phillipsc.co.uk](http://www.phillipsc.co.uk)