

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **WHITTON AVENUE EAST, GREENFORD UB6 0PU £599,950 Freehold**



### **IMMEDIATELY AVAILABLE SUBSTANTIALLY EXTENDED SEMI-DETACHED HOUSE**

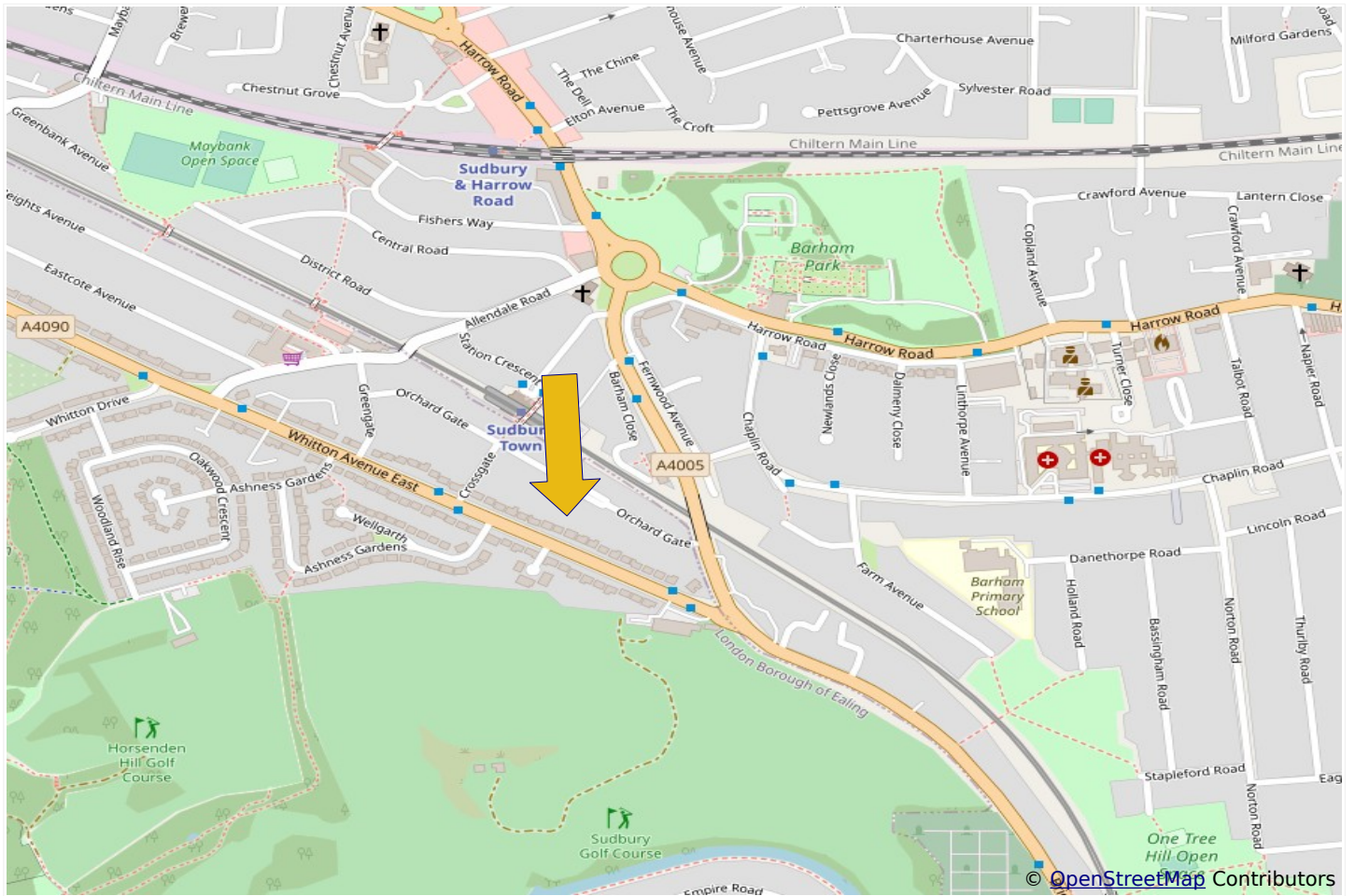
Constructed during the 1930s, the property is located within ¼ mile of Sudbury Town Piccadilly Station, Horsenden Hill open space and golf courses and is on the H17 and 487 bus routes.

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

**\* REQUIRES MODERNISATION \***

**\* NO UPPER CHAIN \***

**\* OFF-STREET PARKING \***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1302.43 SQ. FT / 121.00 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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