

020 8864 5678  
www.phillipsco.co.uk

1279 Greenford Road  
Greenford, UB6 0HY

## **DREW GARDENS GREENFORD UB6 7QS** **£575,000 Freehold**



### **FOUR BEDROOM END OF TERRACE HOUSE**

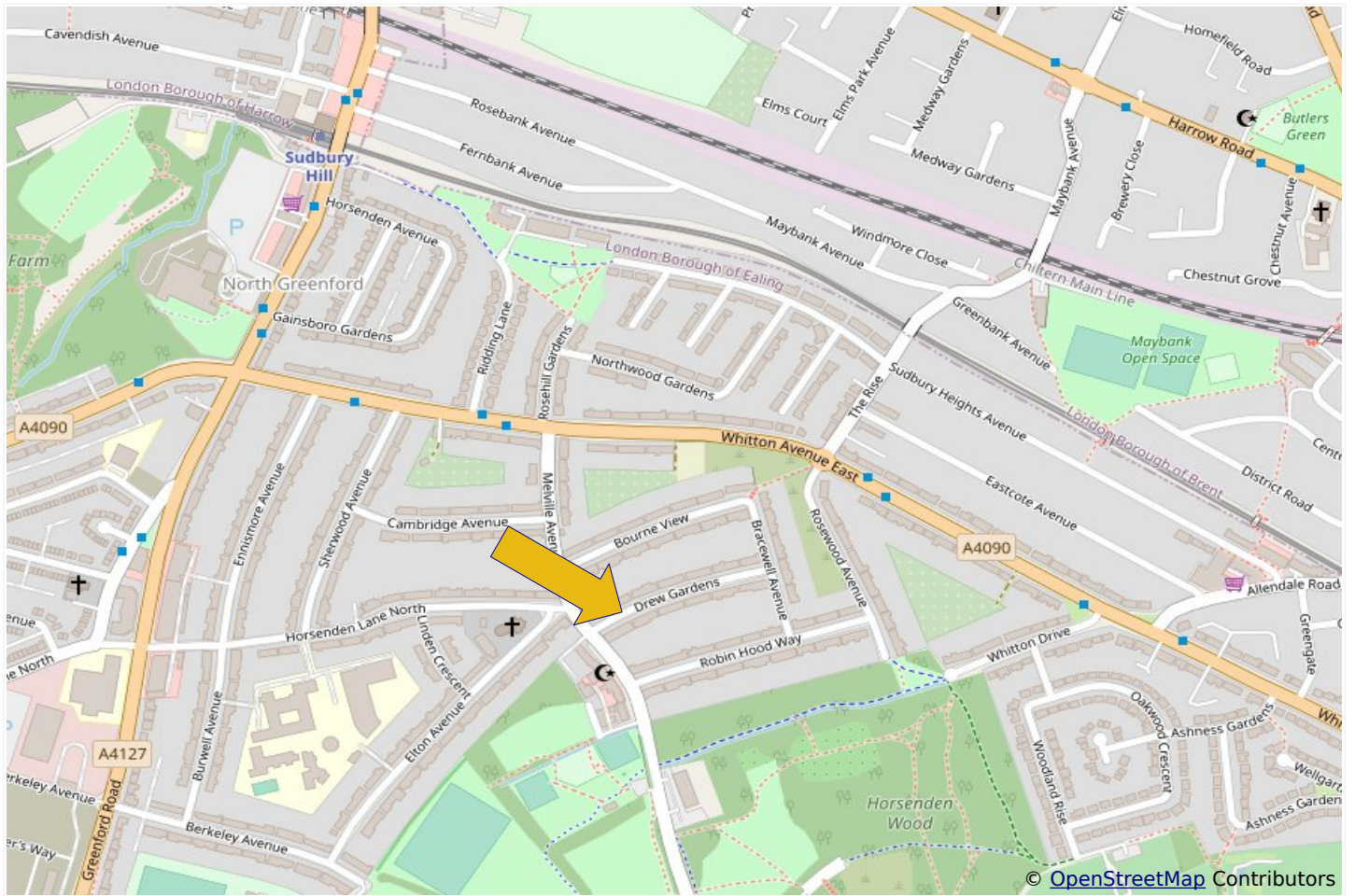
Attractive, well presented and substantially extended four bedroom end terrace house constructed during the 1930s and located in a residential side road about ½ mile from Sudbury Hill Piccadilly Line zone 4 station and local shopping facilities. 487, H17 and 92bus routes run within approximately ¼ mile and the property is less than ¼ mile from Horsenden Primary school and Horsenden Hill open space. Westway multiple shopping centre is within ½ mile.

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

**\* SPACIOUS PORCH EXTENSION \***

**\* GROUND FLOOR SHOWER ROOM/WC \***

**\* LOFT ROOM WITH EN SUITE BATHROOM/WC \***



**\* REAR OUTBUILDING WITH KITCHEN AREA AND SHOWER ROOM/WC \***

\*  
OFF



STREET PARKING \*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(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	



APPROX. GROSS INTERNAL FLOOR AREA 1359.48 SQ. FT / 126.30 SQ. M  
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE OUTBUILDING 1574.33 SQ. FT / 146.26 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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