

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

ROSEWOOD AVENUE GREENFORD UB6 7QR £525,000 Freehold



EXTENDED AND WELL PRESENTED THREE BEDROOM END TERRACE HOUSE

Constructed during the 1930s the property is located close to Horsenden Hill open space and about ½ mile from either Sudbury Town or Sudbury Hill Piccadilly Line zone 4 stations, local shops, H17, 487 and 92 bus routes. Horsenden Primary school is also within approximately ½ mile.

FULL WIDTH REAR EXTENSION * GAS CENTRAL HEATING * DOUBLE GLAZING *

*** FITTED KITCHEN AREA * GROUND FLOOR SHOWER ROOM/WC ***

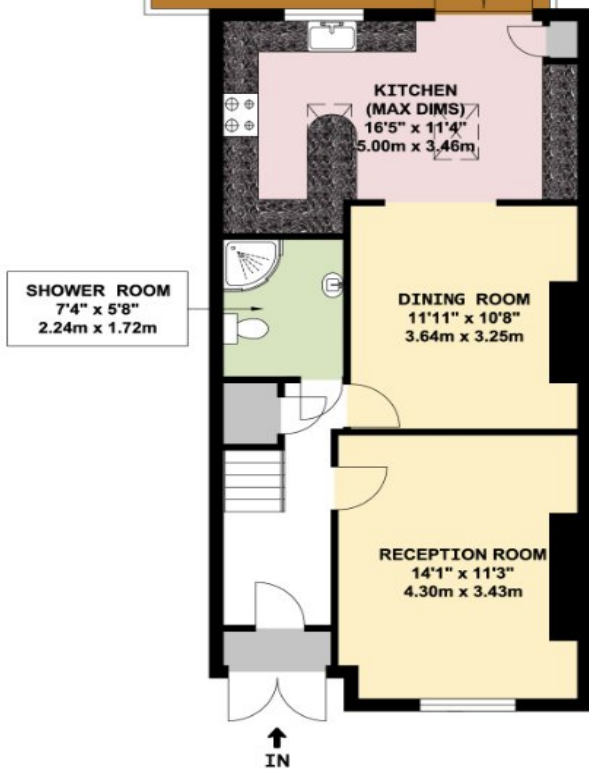
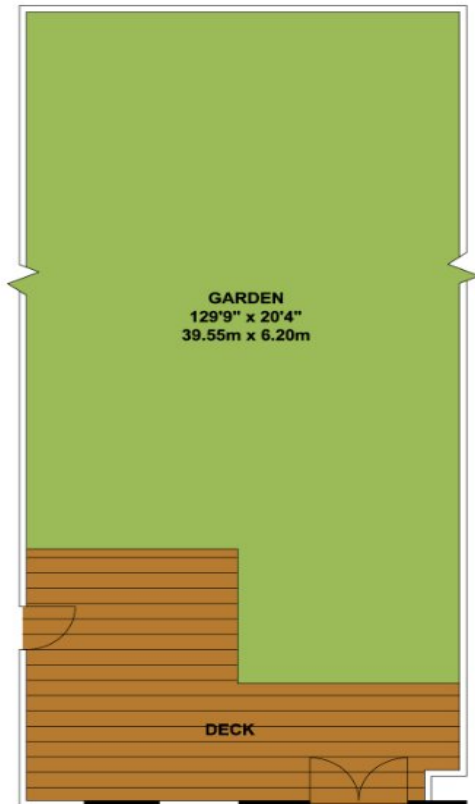
*** 130' REAR GARDEN * SUPERB WEST FACING VIEWS ***

*** NO UPPER CHAIN ***

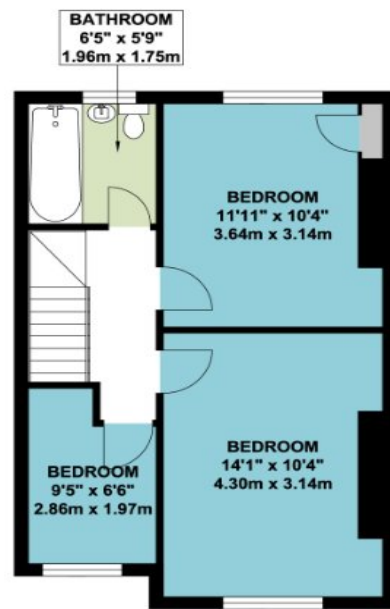




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1022.57 SQ. FT / 95.00 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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