

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

GREENFORD ROAD HARROW HA1 3QL £425,000 Freehold



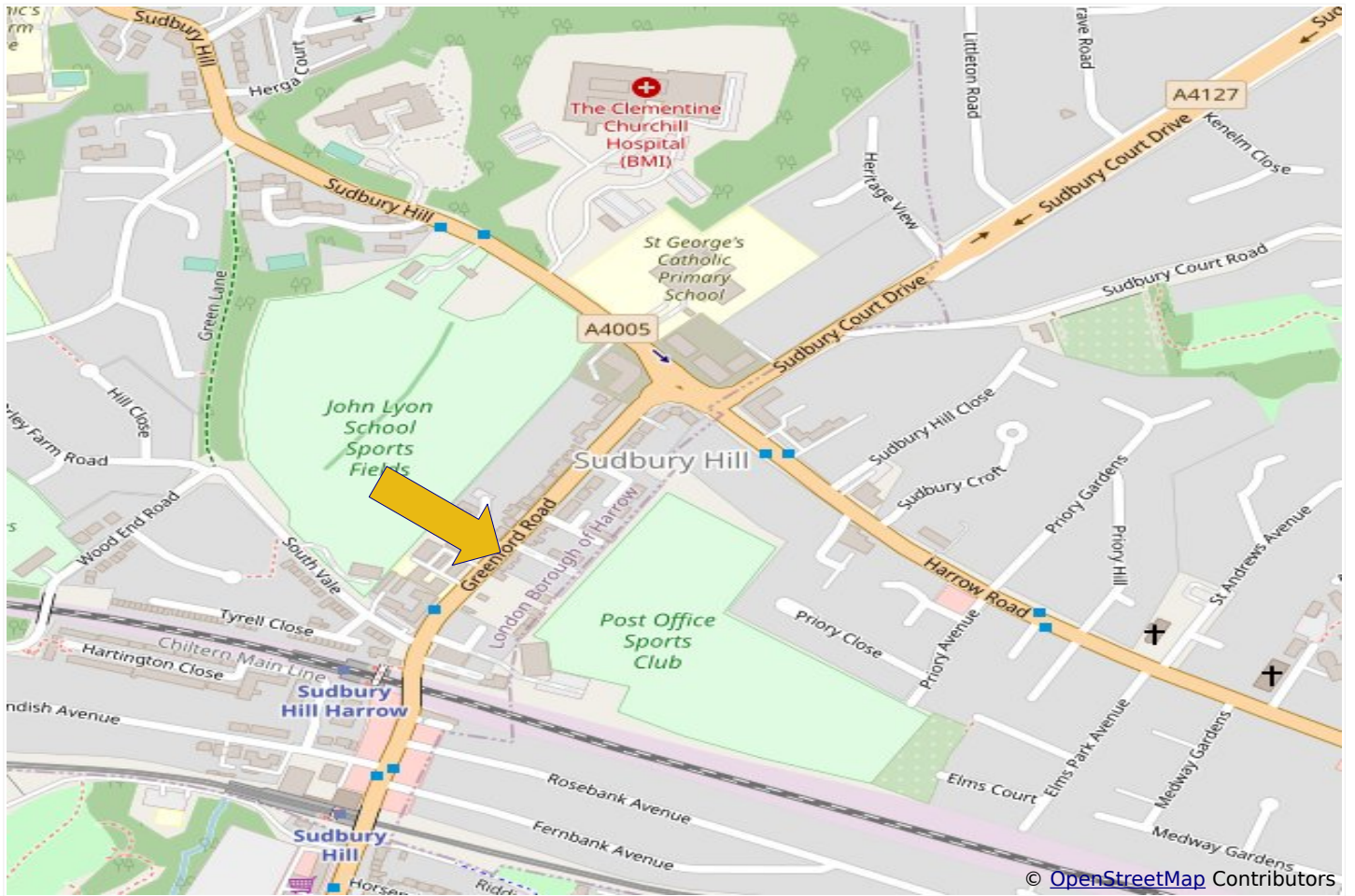
WELL PRESENTED TWO BEDROOM HOUSE

Constructed during the late 1900s the property is located just over ¼ mile from Sudbury Hill Piccadilly Line zone 4 station and a few hundred yards from Sudbury Hill Chiltern Branch station and local shops. 92 and H17 bus routes run along the Greenford Road

*** RECENTLY UPGRADED GAS CENTRAL HEATING * DOUBLE GLAZING ***

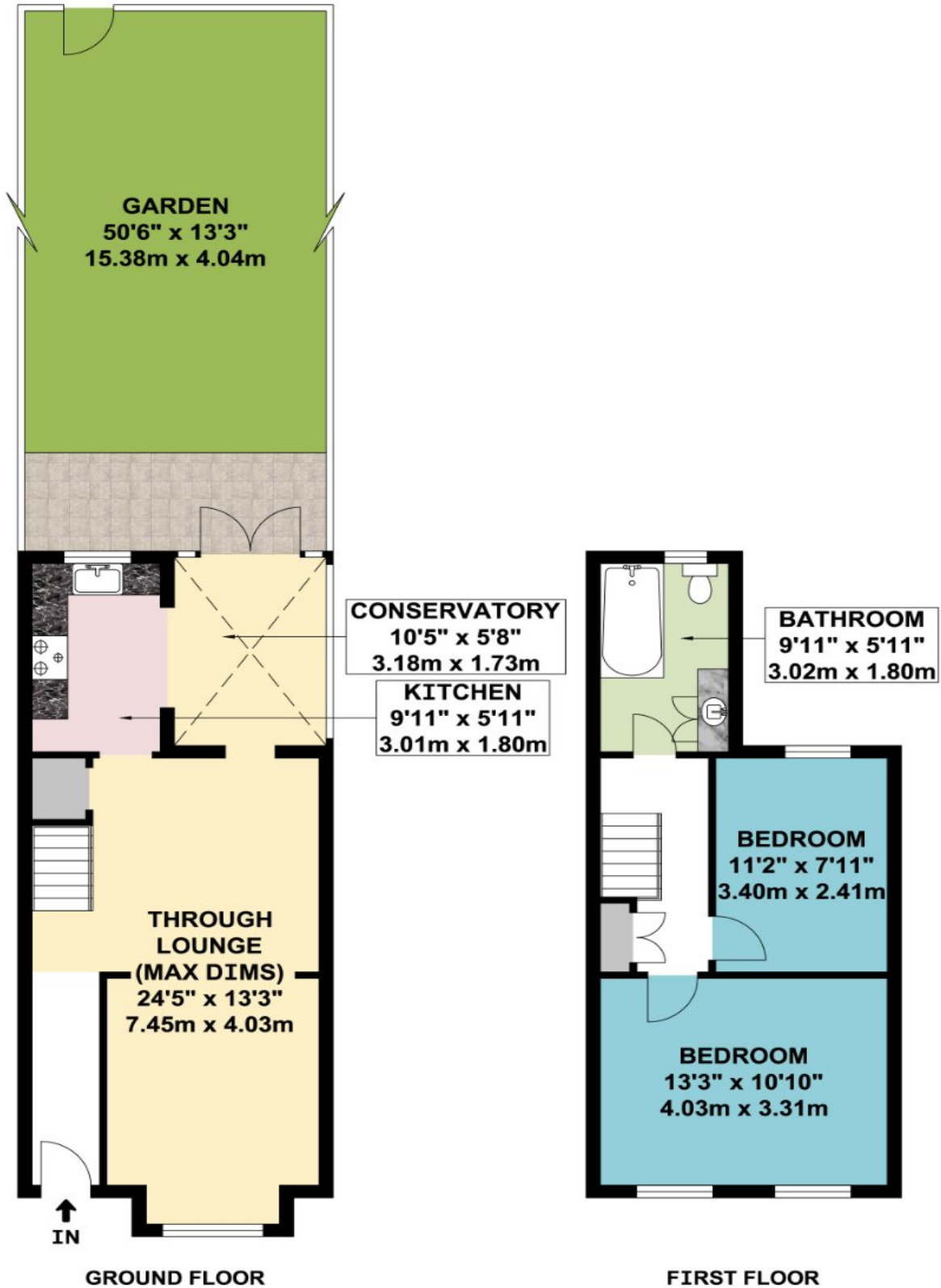
*** FITTED KITCHEN * CONSERVATORY ***

*** 50' REAR GARDEN * NO UPPER CHAIN ***





| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | |
| (55-68) | D | 57 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |



APPROX. GROSS INTERNAL FLOOR AREA 725.48 SQ. FT / 67.40 SQ. M
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 794.48 SQ. FT / 73.81 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