

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

ORCHARD CLOSE DENHAM UB9 4BB £500,000 Freehold



SUPERBLY PRESENTED AND SUBSTANTIALLY EXTENDED THREE BEDROOM HOUSE

Constructed during the 1930s the property is located in an excellent residential semi-rural position within 1 mile of Uxbridge Town Centre with its multiple shopping facilities and bus routes together with Uxbridge Piccadilly/Metropolitan Line London Underground Station

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

*** FITTED KITCHEN EXTENSION * UTILITY ROOM * GROUND FLOOR CLOAKROOM/WC ***

*** LOFT CONVERSION THIRD BEDROOM WITH EN-SUITE SHOWER ROOM/WC ***

*** OFF-STREET PARKING ***





Other Information

In accordance with the Estate Agents Act 1979 (provision of Information) Regulations 1991, notice is given that the Vendor of this property is related to the principal of Phillips & Co

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | 70 | |
| (55-68) | D | | |
| (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 1101.36 SQ. FT / 102.32 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