

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

GREENFORD ROAD GREENFORD UB6 0HR £550,000 Freehold



EXTENDED AND WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE

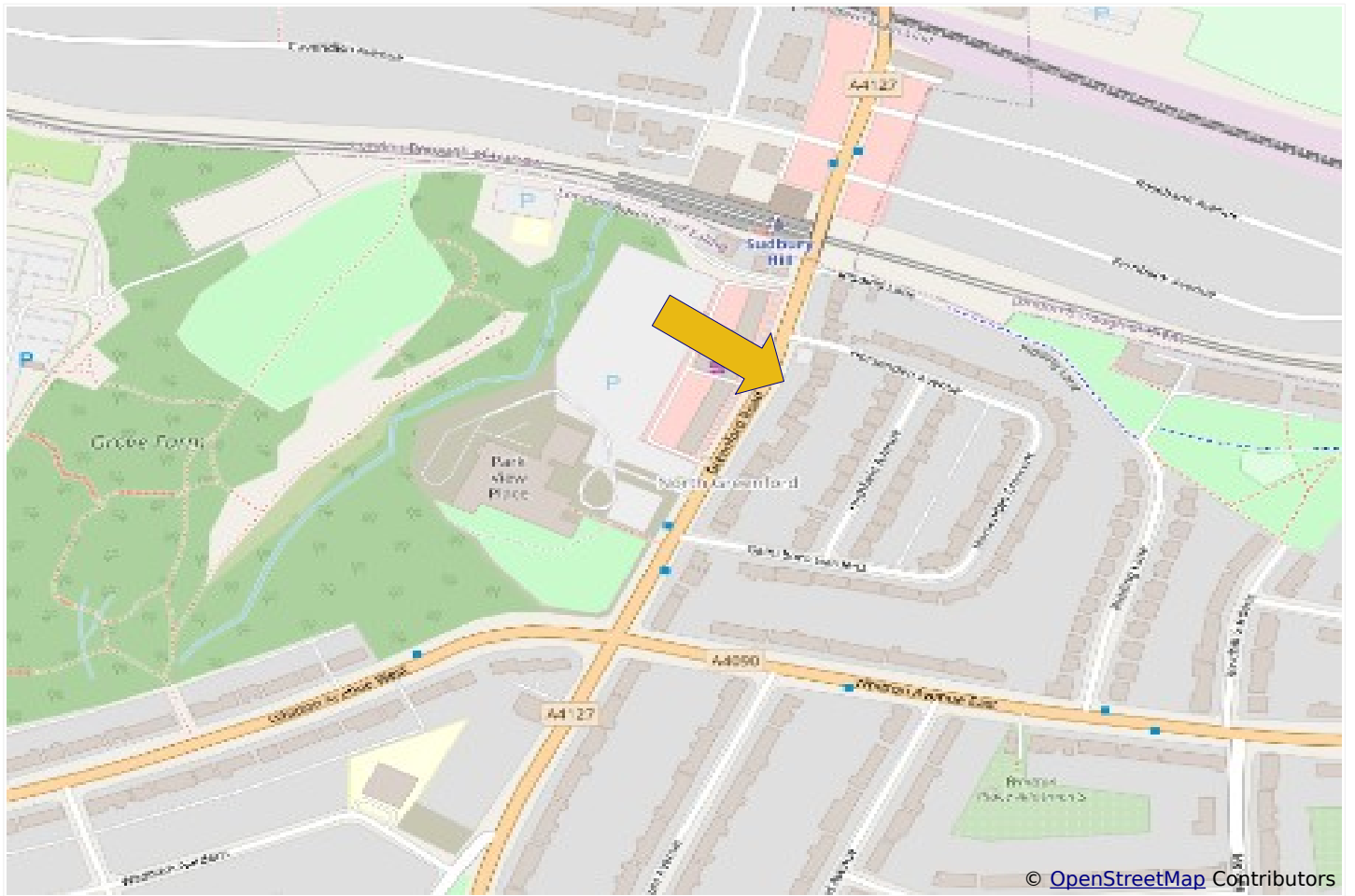
Constructed during the inter-war period the property is located in a highly convenient position a few hundred yards from Sudbury Hill Piccadilly Line zone 4 station, local shops, H17, 92 and 487 bus routes. Greenford Central Line station is within approximately $\frac{3}{4}$ mile. Horsenden Hill open space and Horsenden Primary School are within $\frac{1}{2}$ mile

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

*** TWO RECEPTION ROOMS * FITTED KITCHEN/BREAKFAST ROOM ***

*** GROUND FLOOR WET ROOM/WC * GARDENS FRONT AND REAR ***

*** NO UPPER CHAIN ***

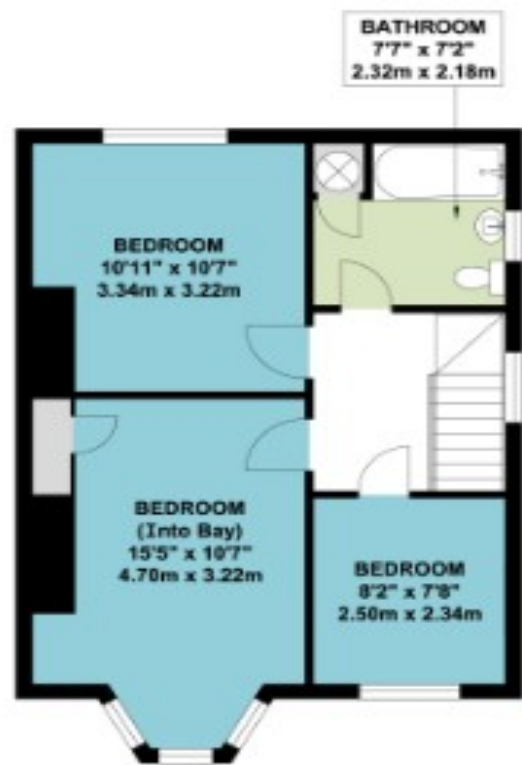




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1108.68 SQ. FT / 103.00 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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