

020 8864 5678  
www.phillipsco.co.uk

1279 Greenford Road  
Greenford, UB6 0HY

## **READING ROAD NORTHOLT UB5 4PH £450,000 Freehold**



### **EXTENDED TWO/THREE BEDROOM HOUSE**

Constructed during the 1930s the property is located in a residential side road approximately  $\frac{1}{4}$  mile from Northolt Park Chiltern Line Station and  $\frac{1}{2}$  mile from local schools and shopping facilities.

Northolt Central Line and South Harrow Piccadilly Line Stations are both within  $\frac{3}{4}$  mile

**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \* FITTED KITCHEN \***

**\* GROUND FLOOR STUDY/THIRD BEDROOM WITH EN-SUITE WC COMPARTMENT \***

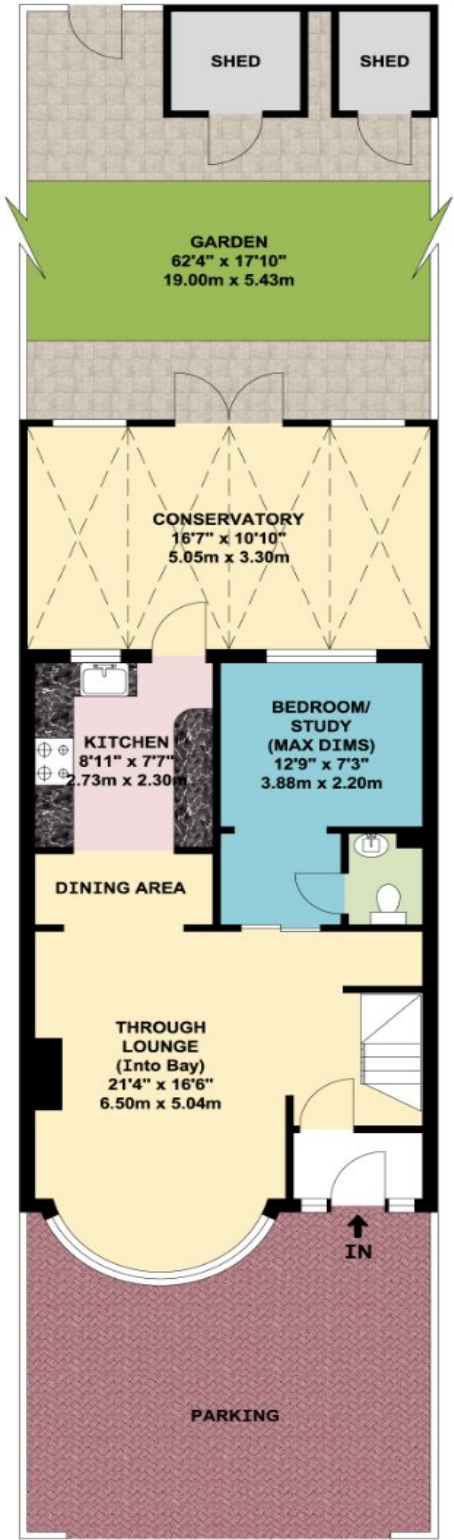
**\* ATTRACTIVE 62' REAR GARDEN \* CONSERVATORY \***

**\* OFF-STREET PARKING \* NO UPPER CHAIN \***

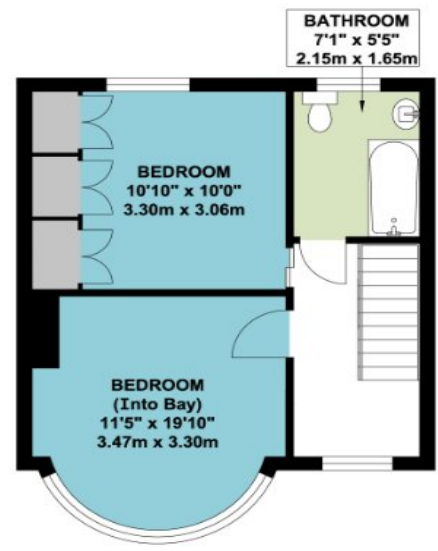




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



**GROUND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 772.84 SQ. FT / 71.80 SQ. M**  
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 958.95 SQ. FT / 89.09 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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