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1279 Greenford Road  
Greenford, UB6 0HY

## **OAKWOOD CRESCENT, GREENFORD UB6 0RQ** **£539,950 Freehold**



### **WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE**

Constructed during the 1930s the property is located in an excellent residential position a few hundred yards from Horsenden open space and golf courses and ¼ mile from Sudbury Town Piccadilly Line zone 4 station, H17 and 487 bus routes as well as local shopping and recreational facilities.

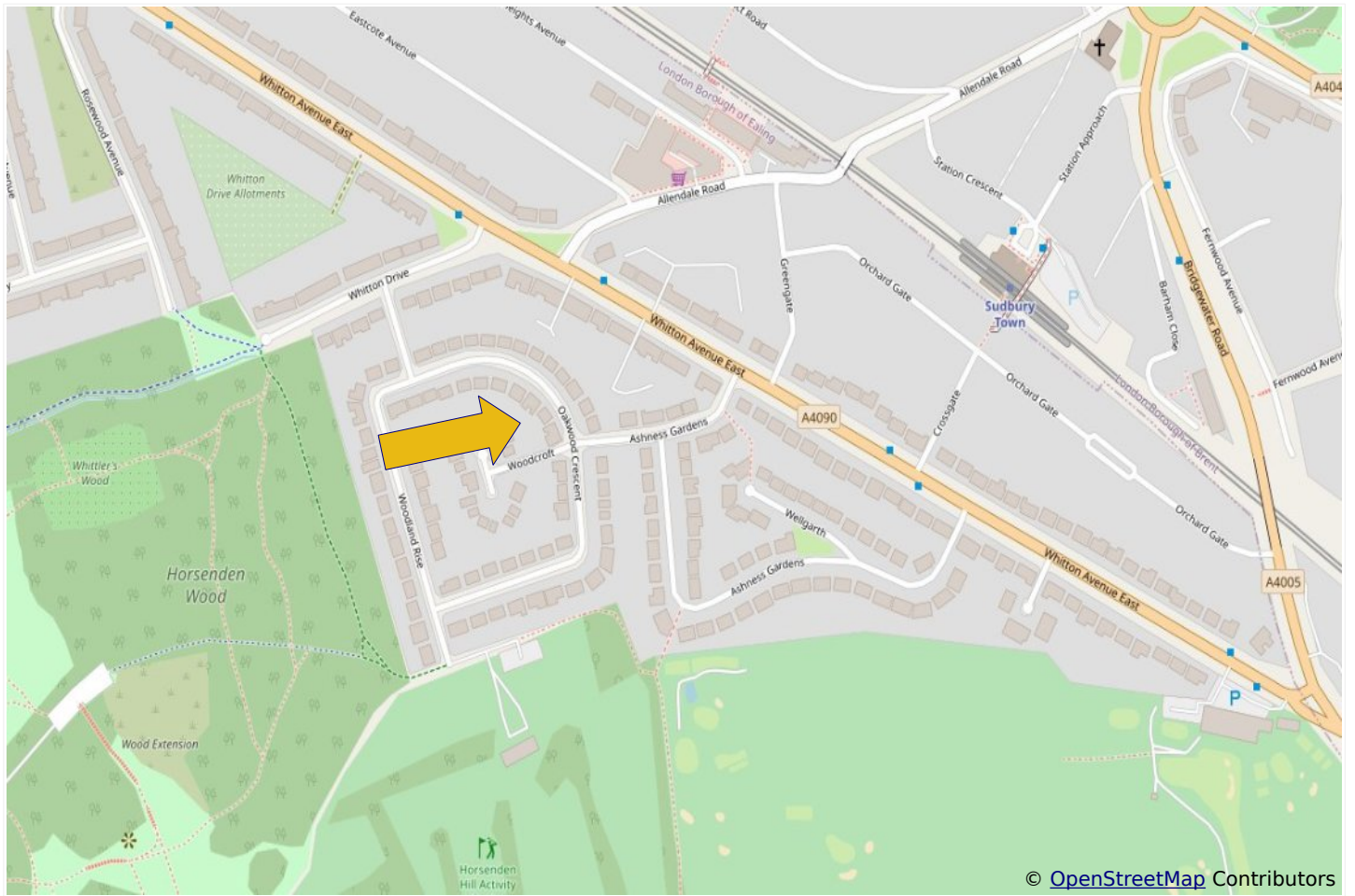
**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \***

**\* TWO RECEPTION ROOMS \* 16' MASTER BEDROOM \***

**\* SOUTH EAST FACING REAR GARDEN \***

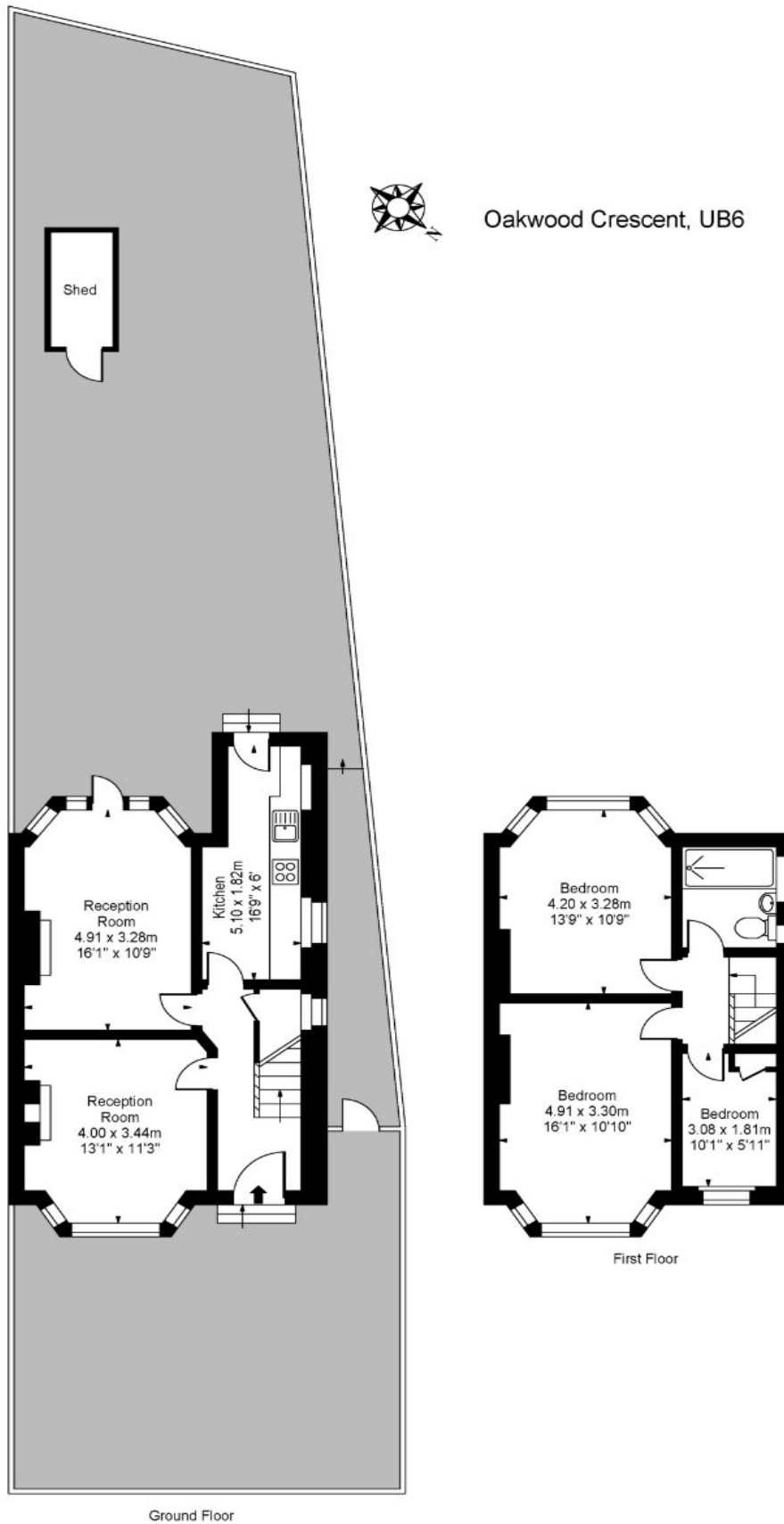
**\* OFF STREET PARKING \***

**\* NO UPPER CHAIN \***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	55	
(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



Approx Gross Internal Area 969 Sq Ft - 90.12 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.  
The floor plan is illustrative purposes only and is not to scale

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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