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1279 Greenford Road  
Greenford, UB6 0HY

## **DREW GARDENS GREENFORD UB6 7QG £500,000 Freehold**



### **SUBSTANTIAL ATTRACTIVE THREE BEDROOM END TERRACE HOUSE**

Constructed during the 1930s the property is located in an excellent residential position a few hundred yards from Horsenden Primary School. Sudbury Hill Piccadilly Line and Greenford Central Line (zone 4) stations are within ½ mile. H17, 487 & 92 bus routes are all within ¼ mile together with local shopping and recreational facilities.

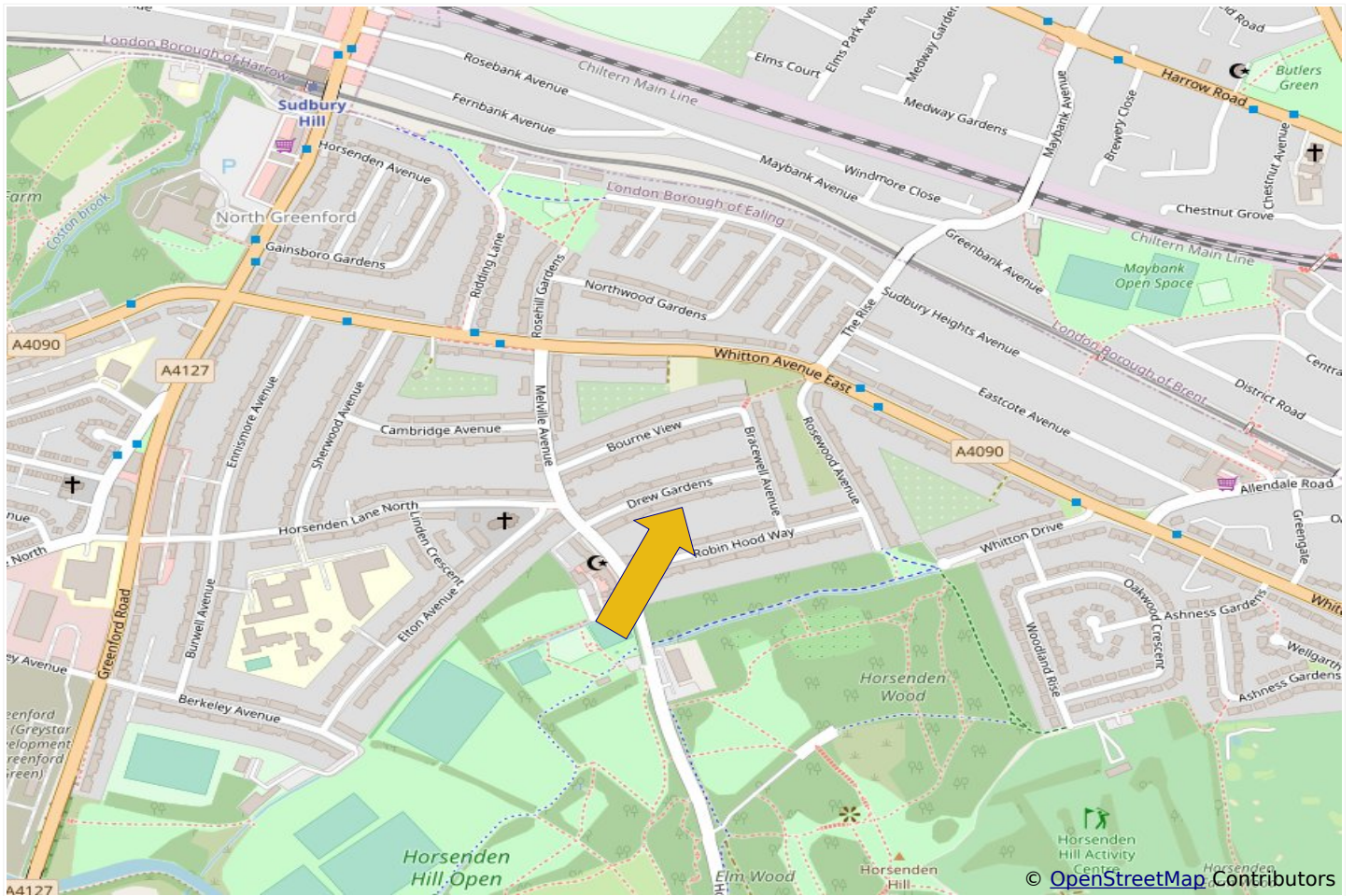
**\* REQUIRES UPDATING AND MODERNISATION \***

**\* DOUBLE GLAZING \* OFF-PEAK ELECTRIC HEATING \***

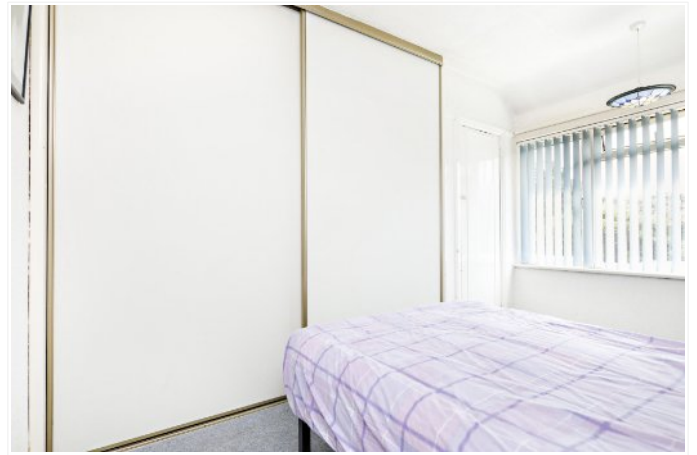
**\* 93' SOUTH FACING REAR GARDEN \* GARAGE \***

**\* NO UPPER CHAIN \***



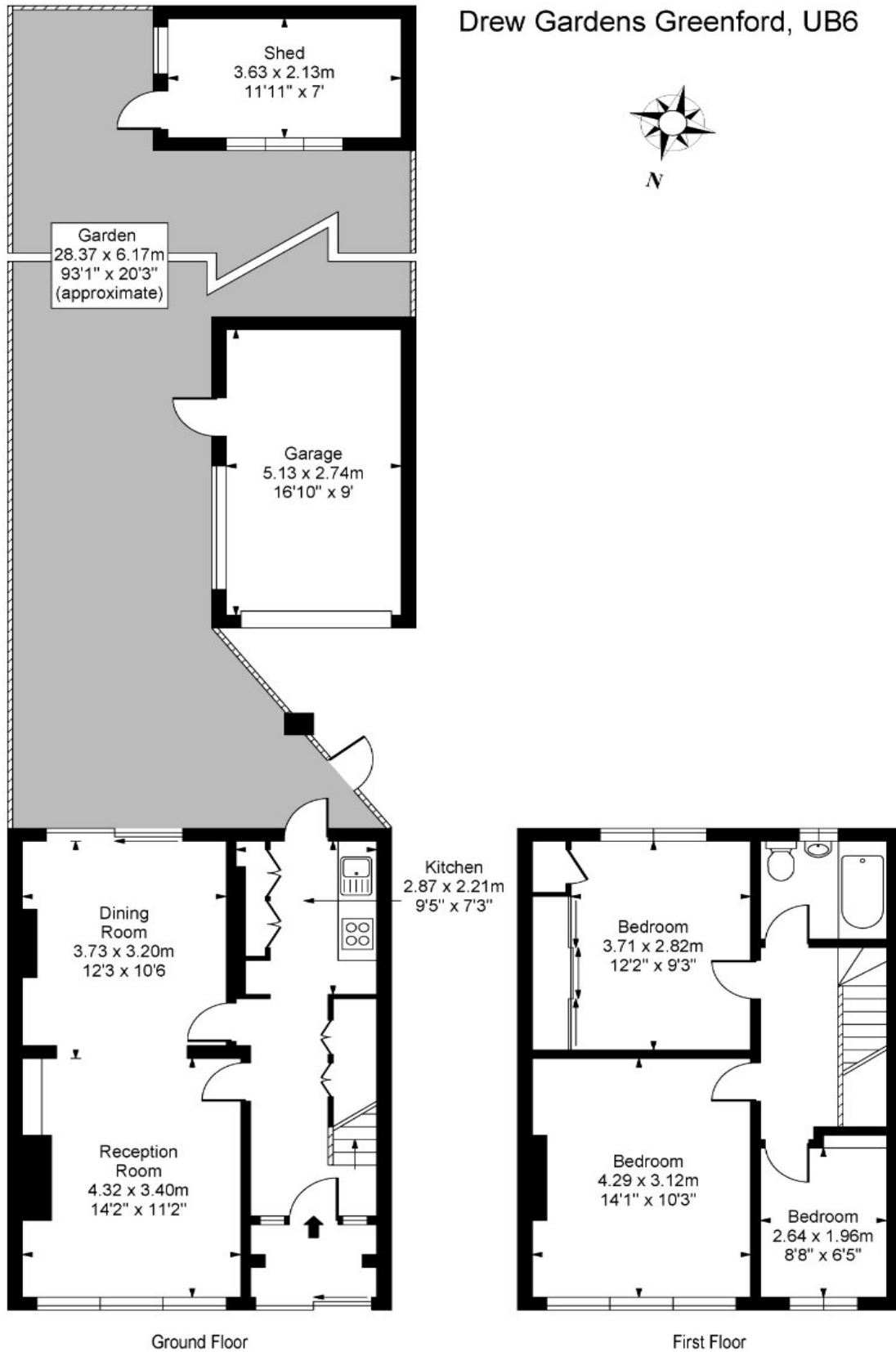






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	36	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Drew Gardens Greenford, UB6



Approx Gross Internal Area 976 Sq Ft - 90.67 Sq M

This floor plan should be used as a general outline for guidance only and constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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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