

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

WHITTON AVENUE WEST GREENFORD UB6 0DZ **£479,950 Freehold**



WELL PRESENTED THREE BEDROOM HOUSE

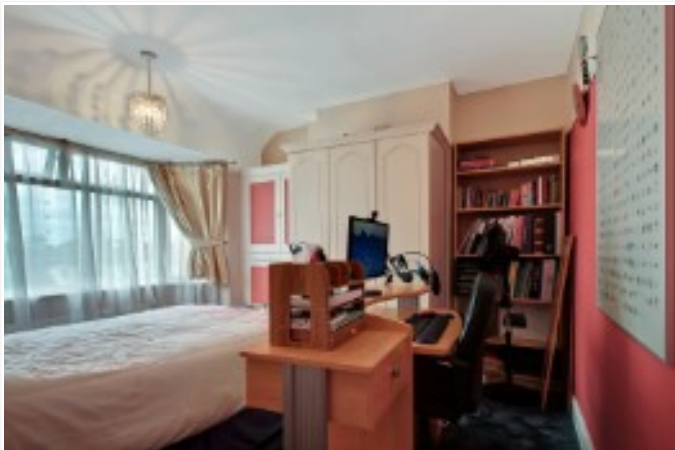
Constructed during the 1930s the property is located in a residential position on the south side of Whitton Avenue about $\frac{3}{4}$ mile from Sudbury Hill Piccadilly Line Zone 4 station and Sudbury Hill Chiltern Branch line station. Local shops, Greenwood Academy and Wood End Primary schools are within a few hundred yards and the property is about $\frac{3}{4}$ mile from Greenford Central Line station.

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

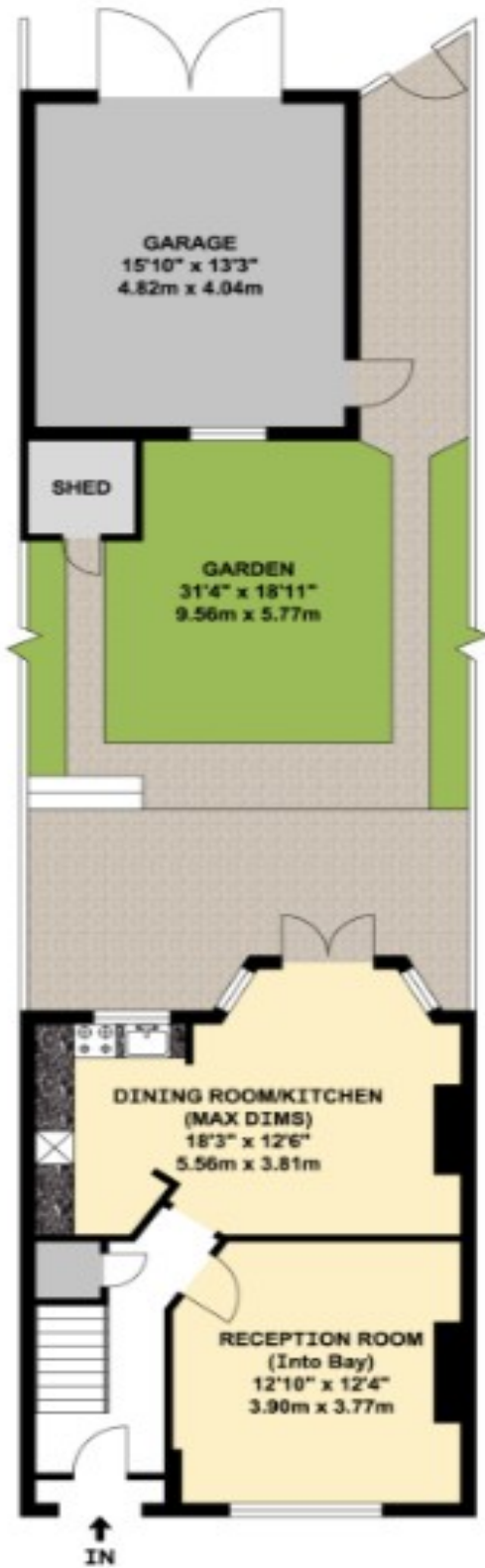
*** SOUTH FACING REAR GARDEN * DOUBLE GARAGE ***

*** NO UPPER CHAIN ***

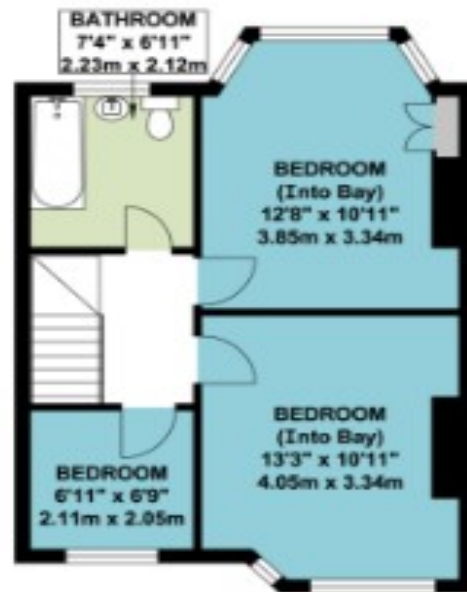




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		BR
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 880.05 SQ. FT / 81.76 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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