

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

KILLOWEN AVENUE, NORTHOLT UB5 4QU £525,000 Freehold



EXTENDED AND WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE

The property is located in a residential side road less than ½ mile from local shops, 487, 92 & H17 bus routes. Wood End and Greenwood Primary Schools are within approximately ½ mile and the property is just over ¼ mile from Northolt Park Chiltern Branch Line station. Sudbury Hill Piccadilly Line (Zone 4) station is within approximately ½ mile, as is Sudbury Hill Harrow Chiltern Line station.

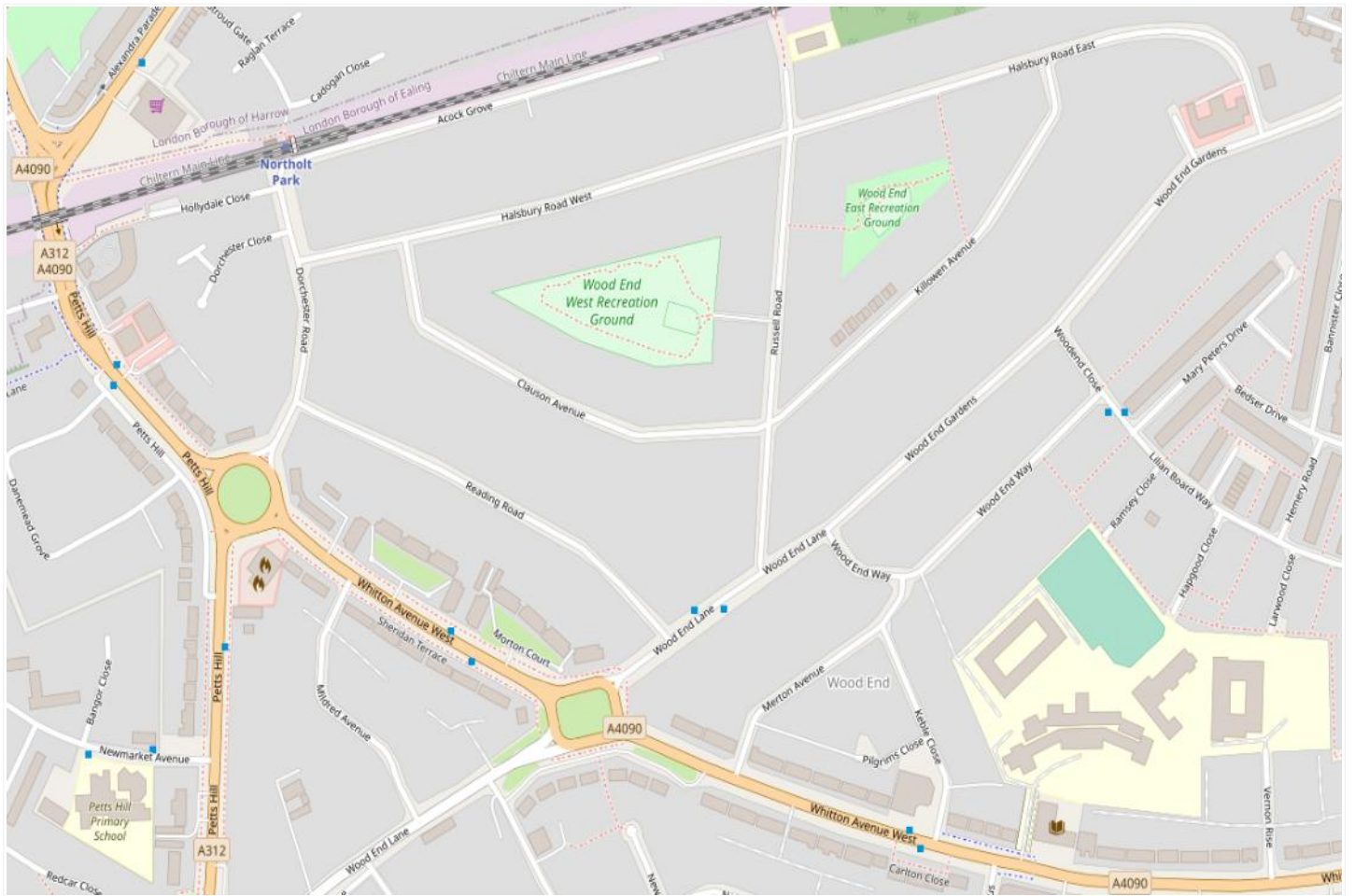
*** 30' RECEPTION ROOM ***

*** KITCHEN EXTENSION * CONSERVATORY ***

*** ENSUITE SHOWER/WC TO MASTER BEDROOM ***

*** OFF STREET PARKING FOR TWO VEHICLES * GARAGE VIA SHARED DRIVE ***

*** NO UPPER CHAIN ***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

KILLOWEN AVENUE
NORTHOLT UB5



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1001.36 SQ. FT / 93.03 SQ. M
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 1076.39 SQ. FT / 100.00 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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