

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

SHERWOOD AVENUE, GREENFORD, UB6 0PG **£520,000 Freehold**



WELL PRESENTED THREE BEDROOM END TERRACE HOUSE

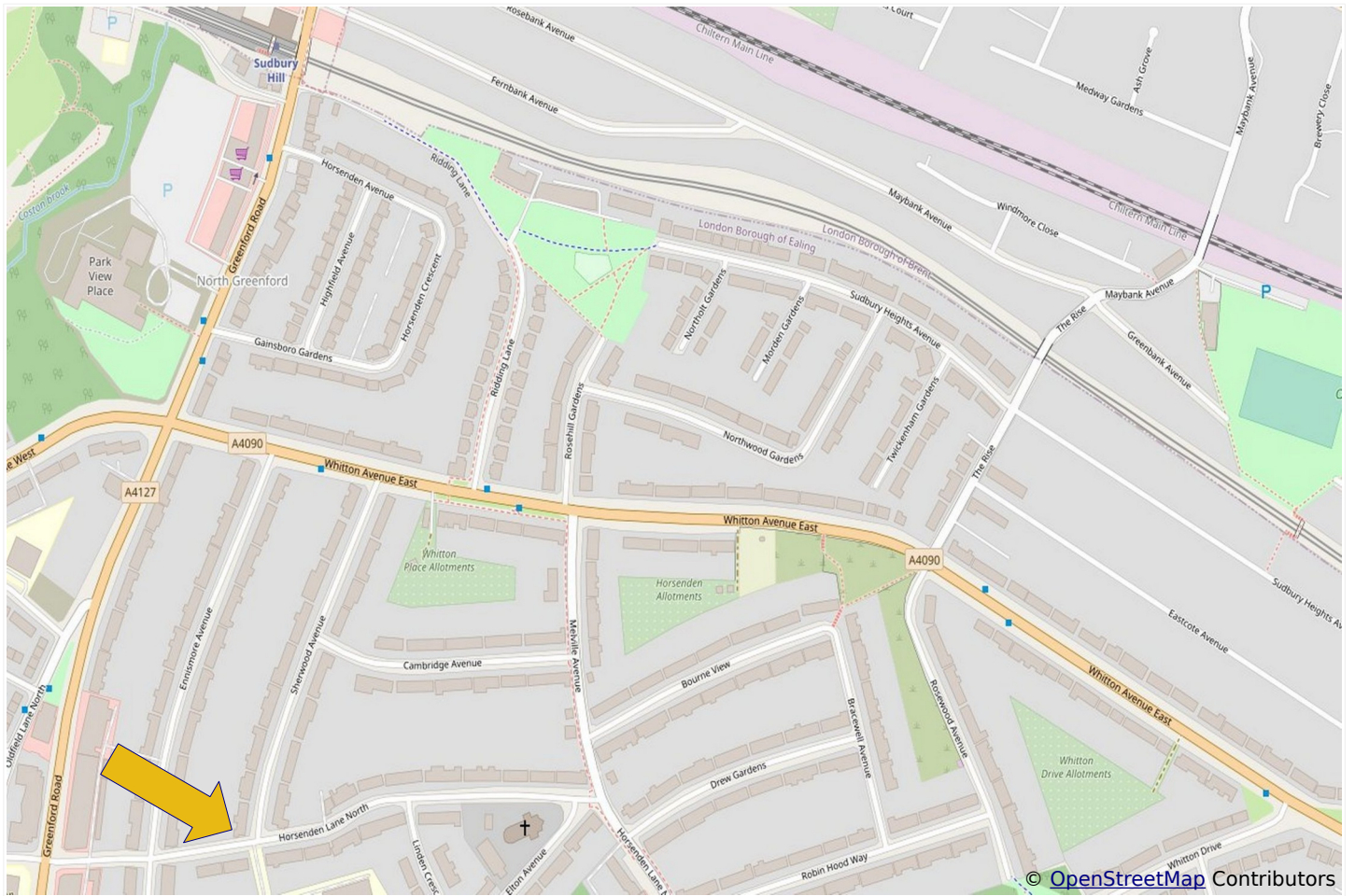
Constructed during the 1990s the property is located in an excellent residential position a few yards from Horsenden Primary School. Sudbury Hill Piccadilly Line and Greenford Central Line (zone 4) stations are within approximately ½ mile. H17, 487 & 92 bus routes are all within approximately ¼ mile together with local shopping and recreational facilities.

*** TWO RECEPTION ROOMS ***

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

*** 75' REAR GARDEN * OFF STREET PARKING ***

*** NO UPPER CHAIN ***





| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | 71 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |



APPROX. GROSS INTERNAL FLOOR AREA 1005.99 SQ. FT / 93.46 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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