

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

WOODCROFT, GREENFORD UB6 0RJ **£664,950 Freehold**



EXTENDED AND WELL PRESENTED THREE BEDROOM DETACHED HOUSE

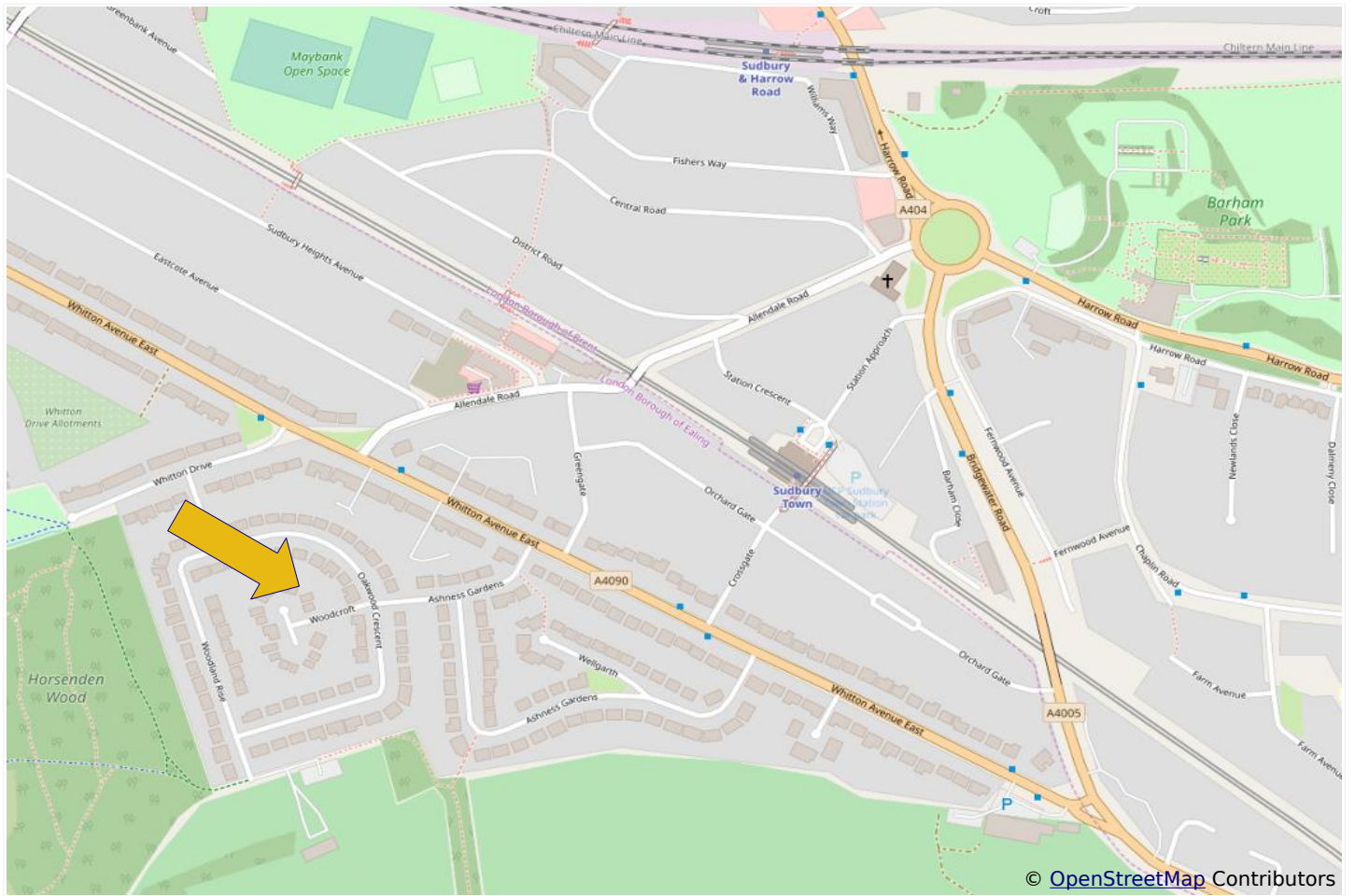
Constructed during the 1930s the property is located in an excellent residential position approximately $\frac{1}{4}$ mile from Sudbury Town Piccadilly Line Zone 4 Station, 487 and H17 bus routes. Horsenden Primary School is within $\frac{1}{2}$ mile and the property is a few hundred yards from Sudbury Golf Course and the access to Horsenden Hill Open Space.

*** GAS CENTRAL HEATING * MOSTLY DOUBLE GLAZED ***

*** GROUND FLOOR WC***

*** TWO RECEPTION ROOMS * REAR EXTENSION ROOM ***

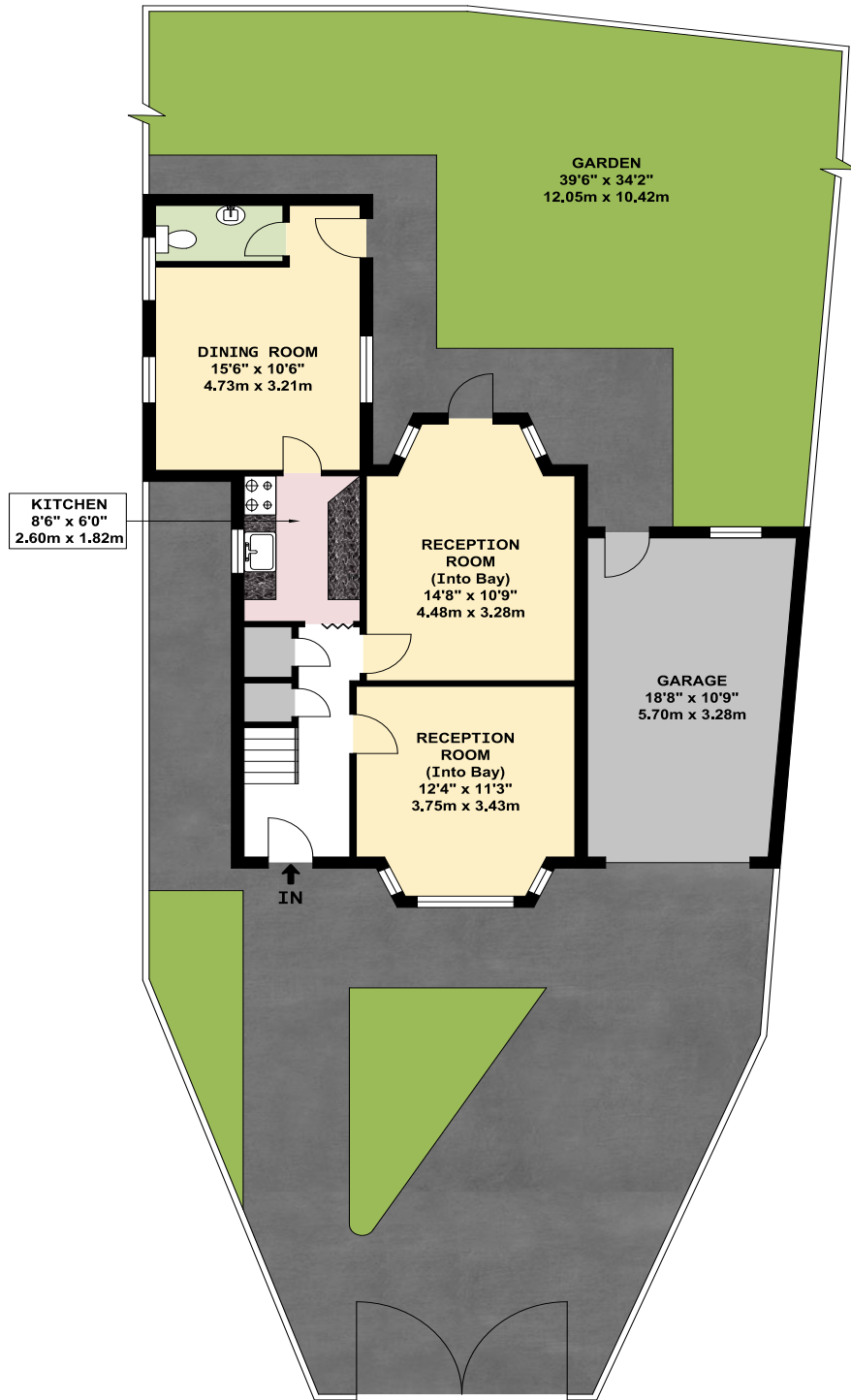
*** GARAGE VIA OWN DRIVE ***



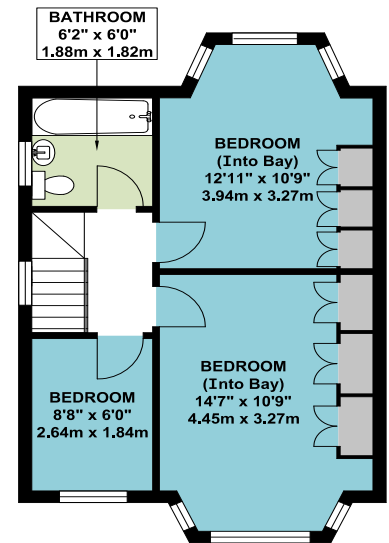
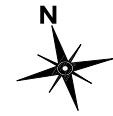


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND E



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1001.04 SQ. FT / 93.00 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1188.55 SQ. FT / 110.42 SQ. M

COUNCIL TAX BAND E

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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