

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

FERNBANK AVENUE WEMBLEY HAO 2TR **£495,000 Freehold**



SPACIOUS THREE BEDROOM HOUSE

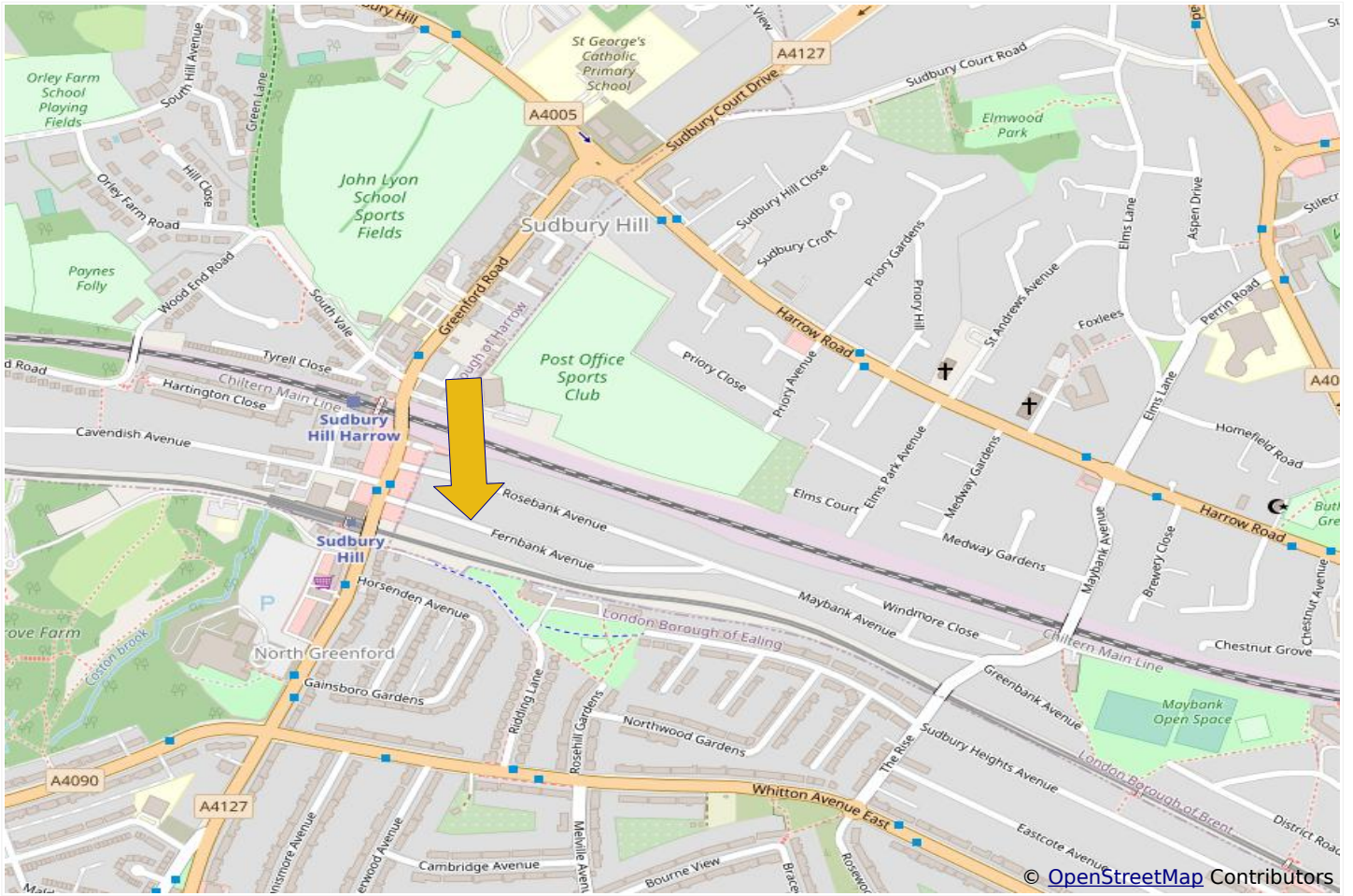
The property is situated within a few hundred yards of local shops, bus routes, Sudbury Hill (zone 4) Piccadilly Line station, Sudbury Hill Harrow Chiltern branch line station and the entrance to the David Lloyd Sports Centre.

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

*** TWO RECEPTION ROOMS * FITTED KITCHEN ***

*** SOUTH FACING REAR GARDEN ***

*** NO UPPER CHAIN ***

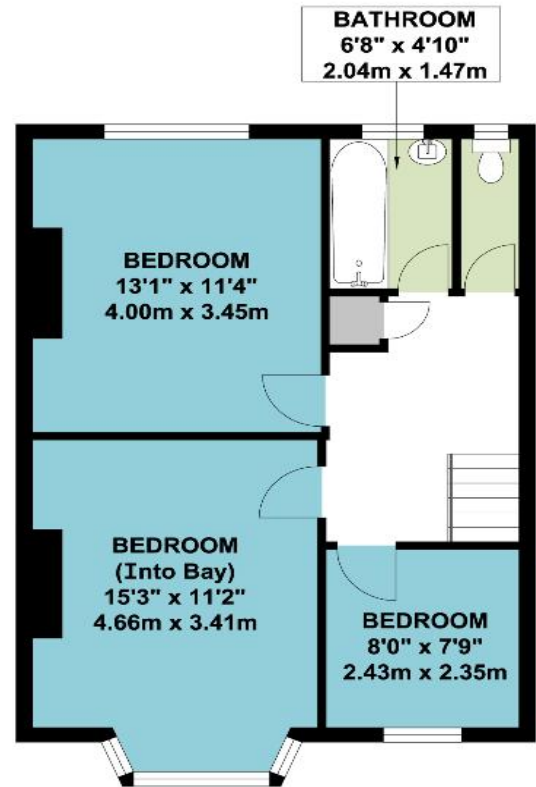




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1029.03 SQ. FT / 95.60 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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