

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

ENNISMORE AVENUE GREENFOR5D UB6 0LQ £530,000 Freehold



SPACIOUS WELL PRESENTED THREE BEDROOM HOUSE

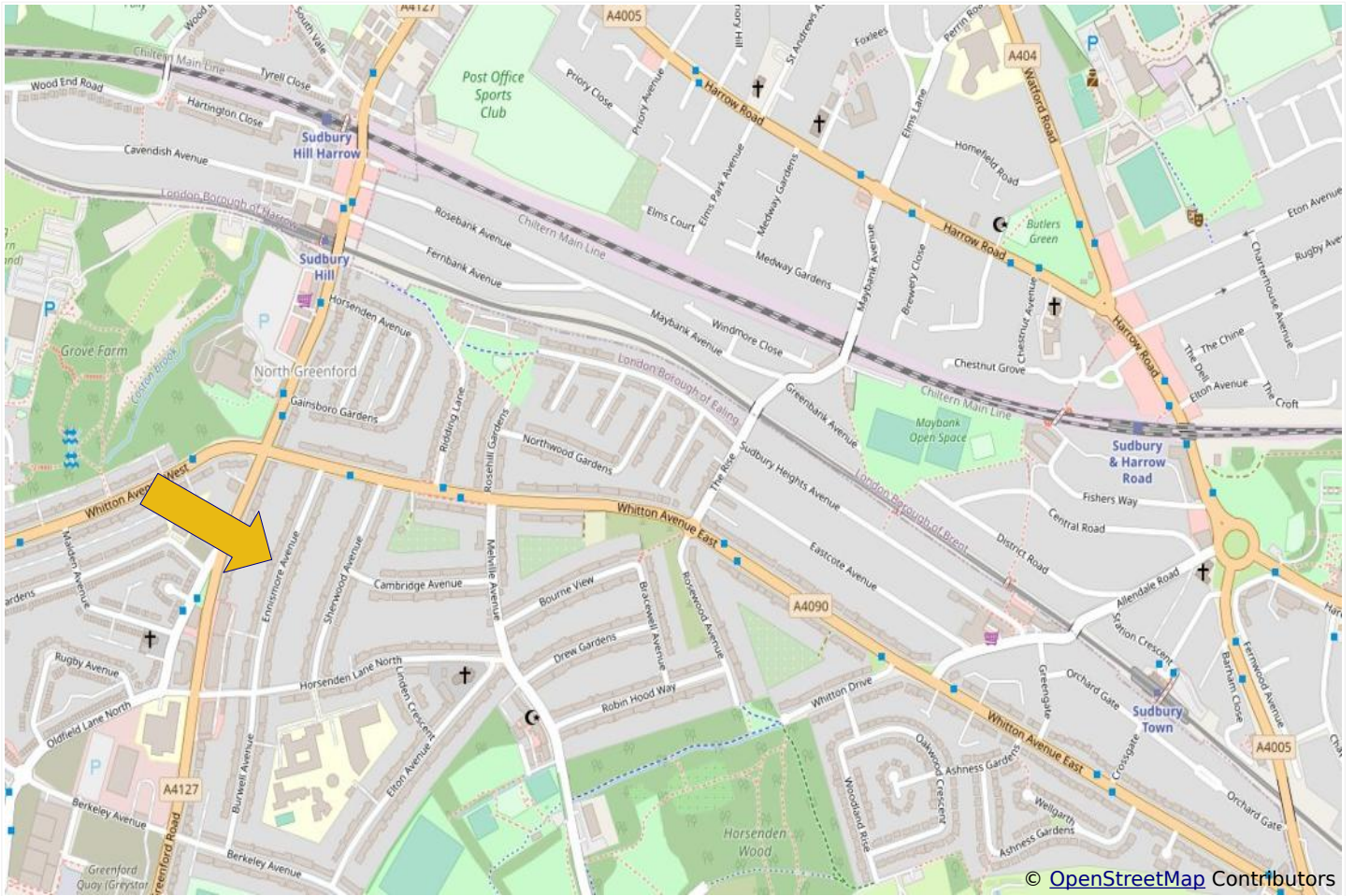
Constructed during the 1930s, the property is located in a popular residential side road less than $\frac{1}{2}$ mile from Sudbury Hill Piccadilly Line zone 4 station, local shops, 92, H17 and 487 bus routes. Horsenden Hill open space and Horsenden primary school are within $\frac{1}{4}$ mile.

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

*** THROUGH RECEPTION ROOM* CONSERVATORY ***

*** 86' WESTERLY FACING REAR GARDEN * OFF-STREET PARKING ***

*** NO UPPER CHAIN ***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(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 954.22 SQ. FT / 88.65 SQ. M
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 1073.05 SQ. FT / 99.69 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.
 FLOOR PLANS ARE NOT DONE TO "SCALE".

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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