

020 8864 5678  
www.phillipsco.co.uk

1279 Greenford Road  
Greenford, UB6 0HY

## **GREENFORD ROAD, GREENFORD, UB6 0DP** **£580,000 Freehold**



### **EXTENDED THREE BEDROOM SEMI DETACHED HOUSE**

Constructed during the 1930s, the property is located approximately ¼ mile from Sudbury Hill Piccadilly Line zone 4 station and less than ½ mile from Sudbury Hill Chiltern Branch Line station. Greenford Central Line station is approximately ½ mile from the property and Horsenden Primary school is within ¼ mile.

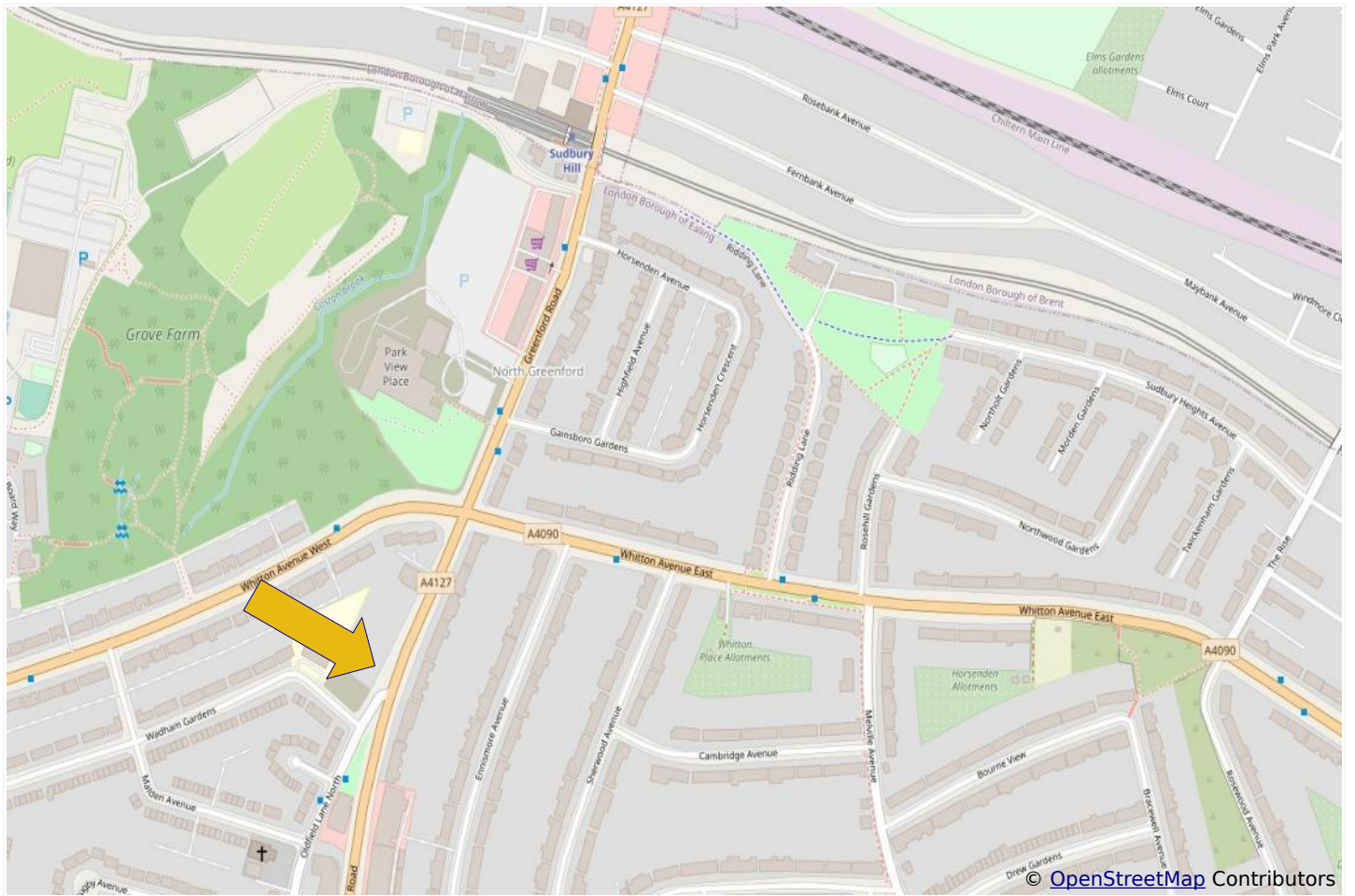
**\* THREE DOUBLE BEDROOMS \***

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

**\* TWO RECEPTION ROOMS \* DINING ROOM EXTENSION \***

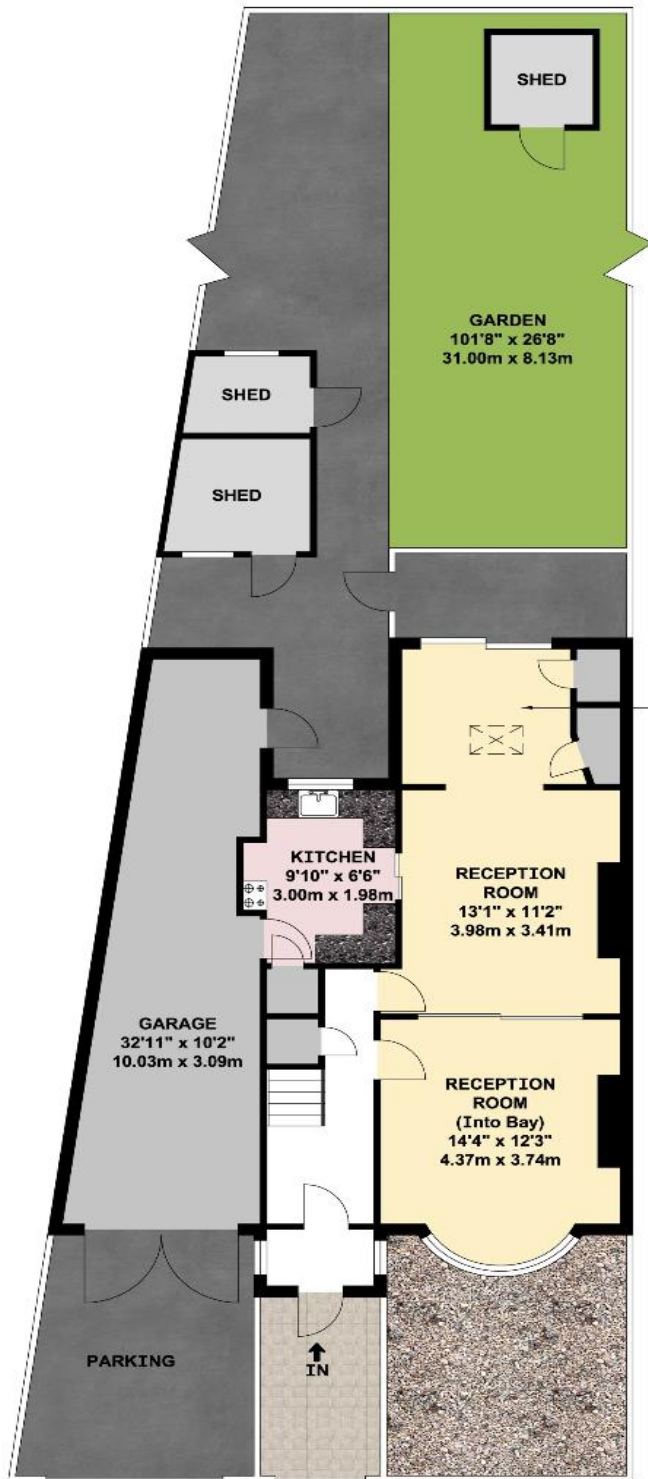
**\* 100+' REAR GARDEN \* INTEGRAL GARAGE VIA OWN DRIVE \***

**\* NO UPPER CHAIN \***

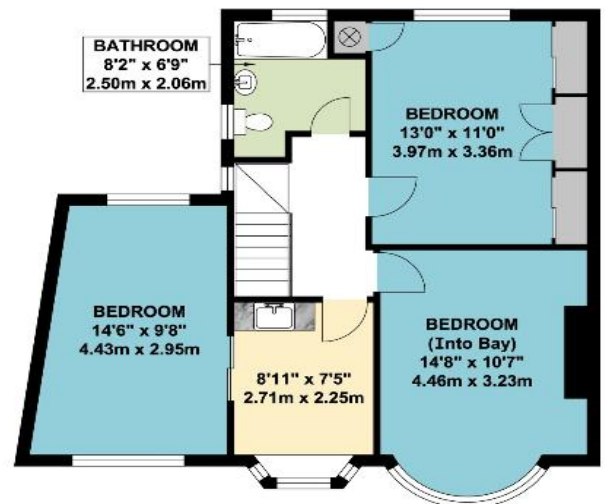




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	40	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**GROUND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1200.28 SQ. FT / 111.51 SQ. M**

**APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1452.15 SQ. FT / 134.91 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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