

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

VICARAGE WAY HARROW HA2 7JB £630,000 Freehold



DISTINCTIVE THREE BEDROOM SEMI-DETACHED HOUSE

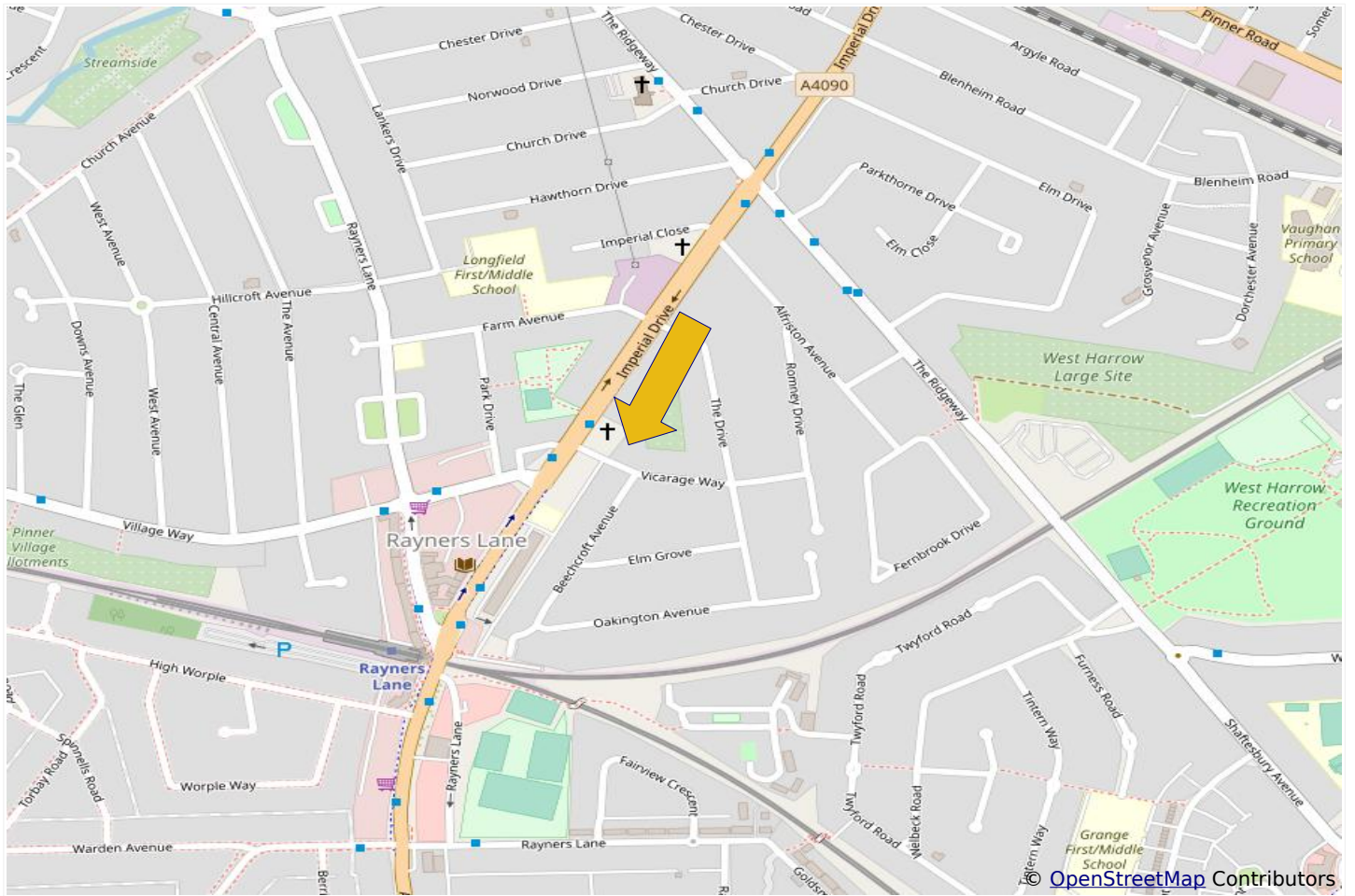
Constructed during the 1930s the property is located in an excellent residential position within ¼ mile of Rayners Lane Piccadilly Line Station, 112, 232, 332 bus routes and local shops. Nower Hill Secondary School is within ¾ mile.

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

*** TWO INTER-CONNECTING RECEPTION ROOMS ***

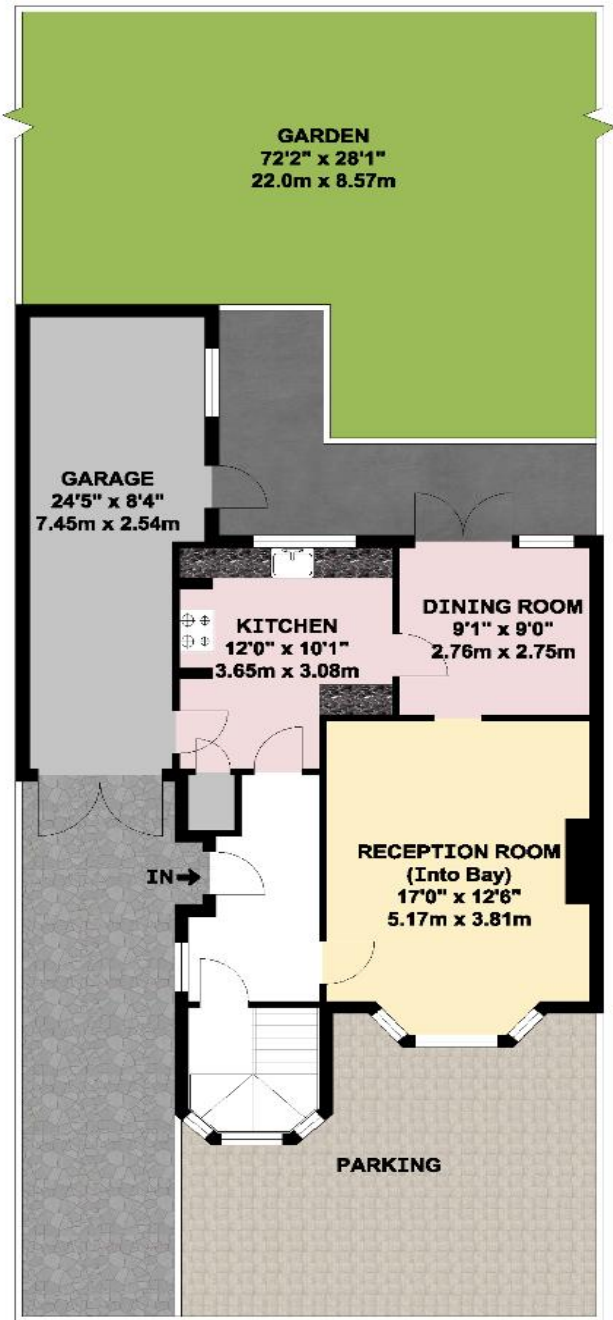
*** 72' REAR GARDEN * GARAGE WITH ACCESS VIA OWN DRIVE ***

*** NO UPPER CHAIN ***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	80	
(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 1045.49 SQ. FT / 97.13 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1230.20 SQ. FT / 114.29 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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