

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

ASHNESS GARDENS GREENFORD UB6 0RW **£785,000 Freehold**



SUPERBLY PRESENTED EXTENDED SEMI-DETACHED HOUSE

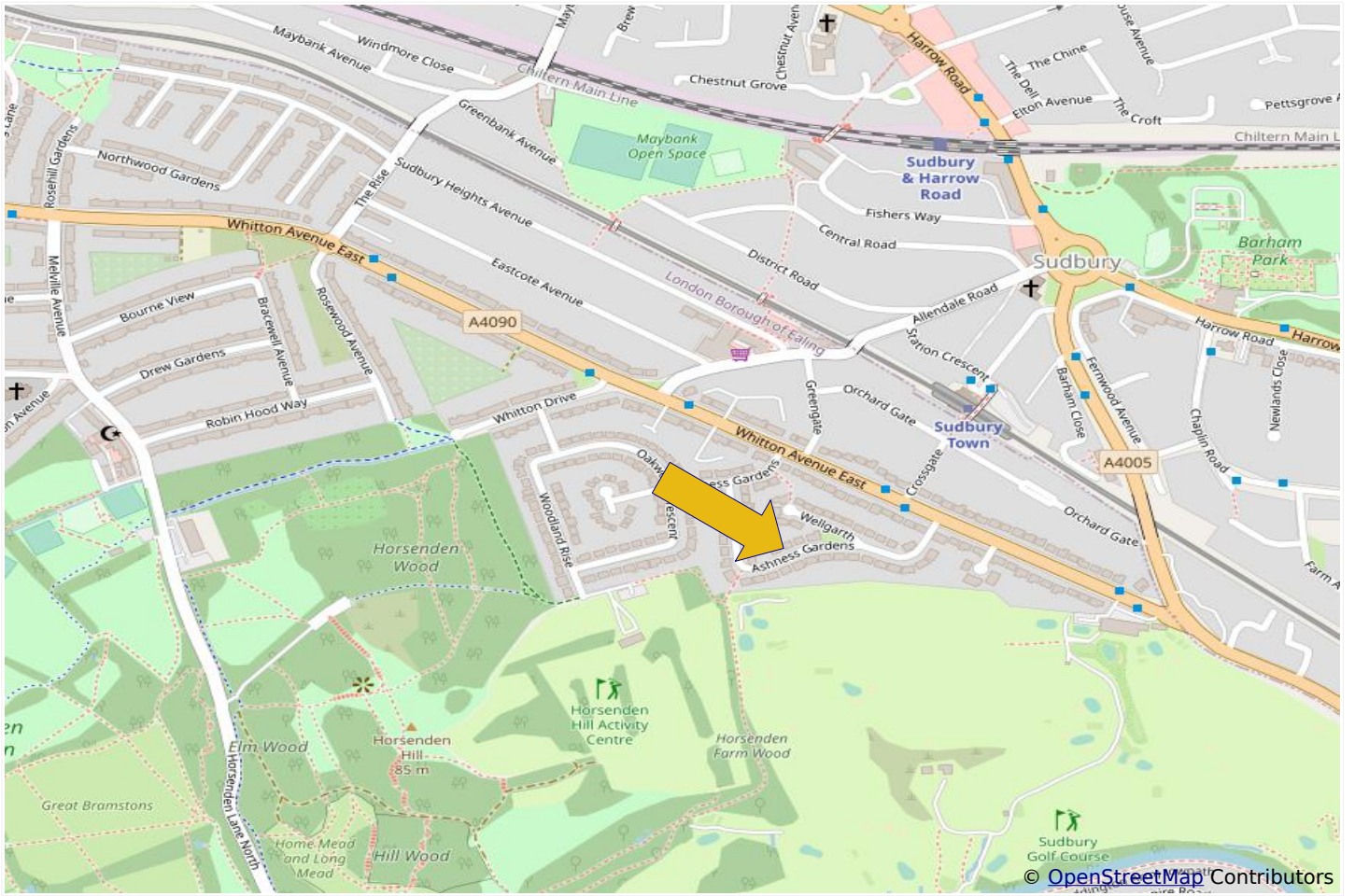
The property is located in an excellent residential position with a South East facing rear garden overlooking Sudbury Golf Course and within ½ mile of Sudbury Town Piccadilly Line Zone 4 station. Horsenden Hill open space, H17 and 487 bus routes are within ¼ mile. Horsenden Primary School, local and multiple shopping facilities are all within 1 mile.

*** GROUND FLOOR FOURTH BEDROOM/STUDY WITH EN-SUITE SHOWER ROOM/WC ***

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

*** TWO RECEPTION ROOMS * EXCELLENT FULLY FITTED KITCHEN/ BREAKFAST ROOM ***

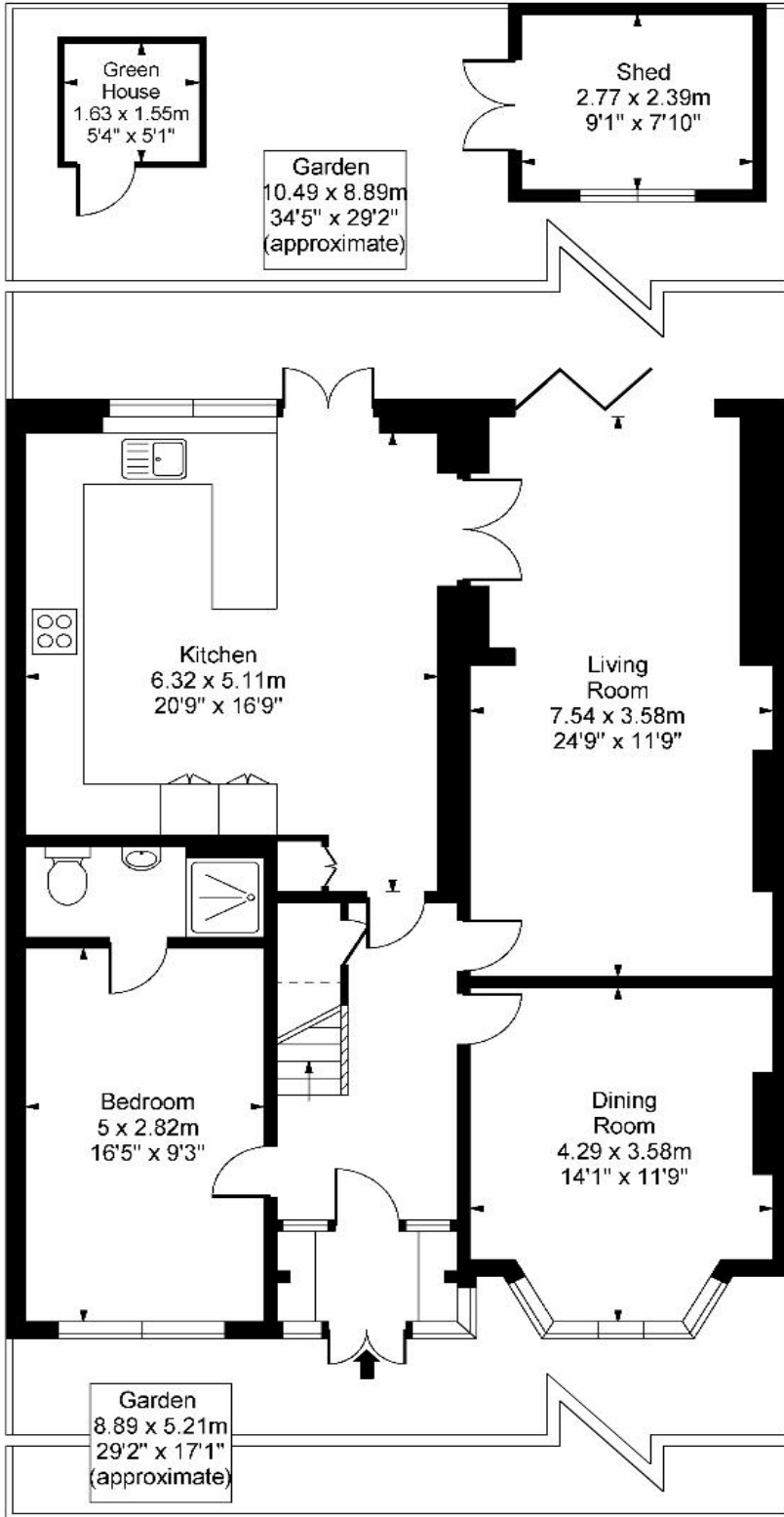
*** SOUTH EAST FACING REAR GARDEN * OFF-STREET PARKING ***



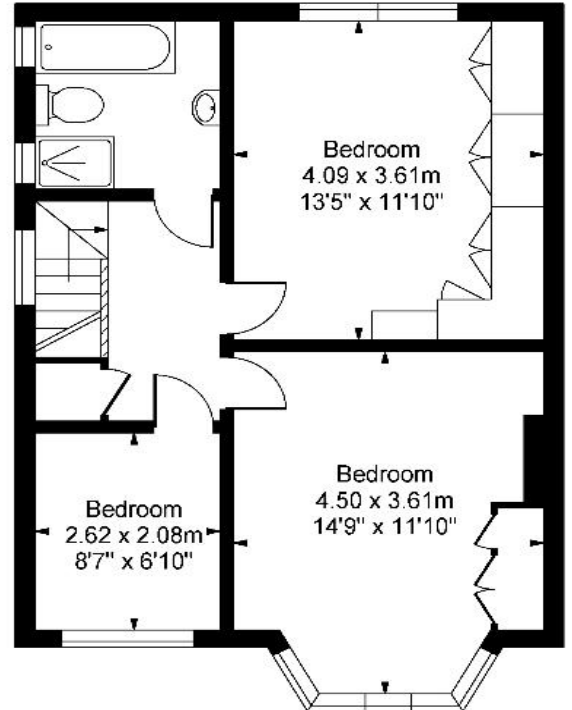


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ashness Gardens, UB6



Ground Floor



First Floor

Approx Gross Internal Area 1618 Sq Ft - 150.31 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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