

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

WHITTON AVENUE EAST, GREENFORD, UB6 0QA **£499,950 Freehold**



WELL PRESENTED THREE BEDROOM END TERRACE HOUSE

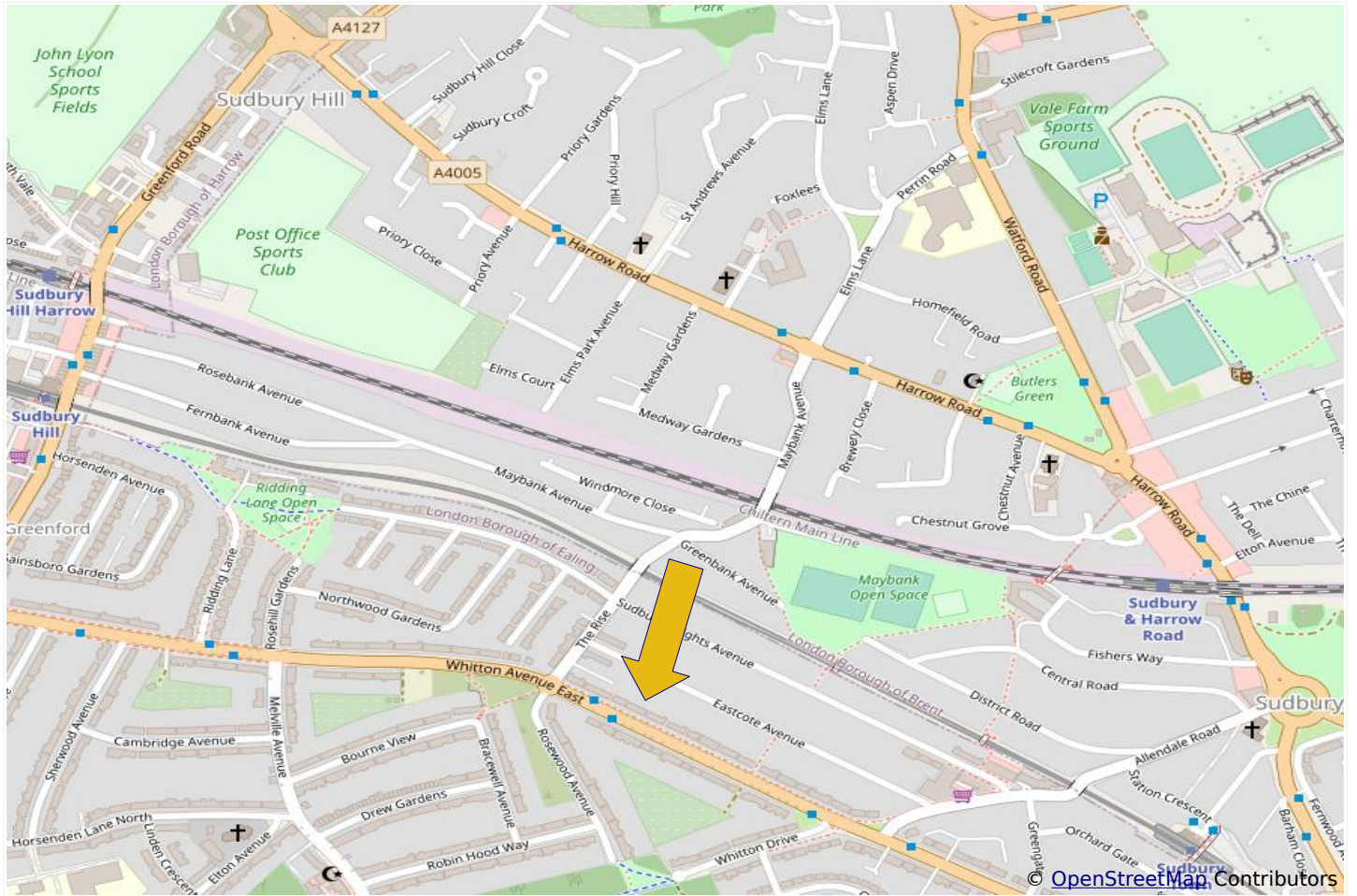
Constructed during the 1930s, the property is located within $\frac{3}{4}$ mile of local shops, H17, 487 and 92 bus routes, Sudbury Town & Sudbury Hill Piccadilly Line stations and Sudbury Hill Chiltern Branch Line station. Horsenden Hill and Horsenden Primary school are both within $\frac{3}{4}$ mile.

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

*** FITTED KITCHEN * THROUGH LOUNGE ***

*** 52' REAR GARDEN ***

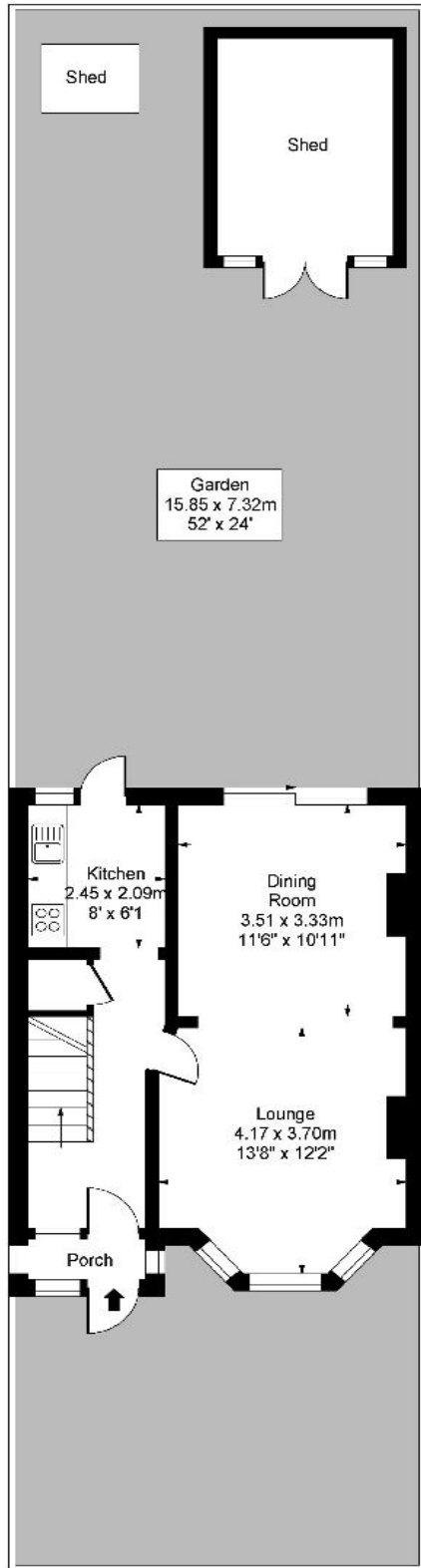
***NO UPPER CHAIN ***



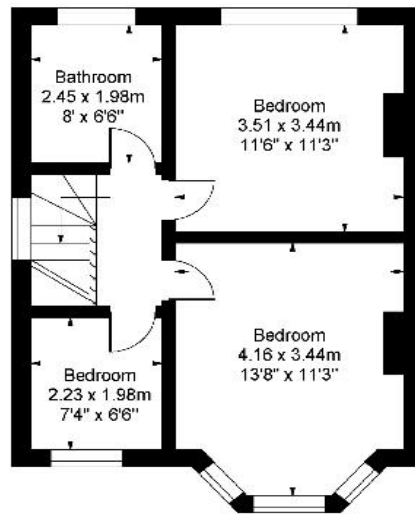


A remedial programme is in place for the treatment of Japanese Knotweed to the rear of the plot.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	
(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

COUNCIL TAX BAND D

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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