

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

THE SPINNEY, ENMORE ROAD, SOUTHALL UB1 2LL £669,950 Freehold



SUPERB VERY WELL PRESENTED DETACHED FOUR BEDROOM CHALET BUNGALOW

Constructed about 25 years ago and located in a quiet residential position overlooking school playing fields to the rear. The property is approximately ½ mile from shopping and transport facilities at Greenford Broadway and ¾ mile from access to Western Avenue (A40)

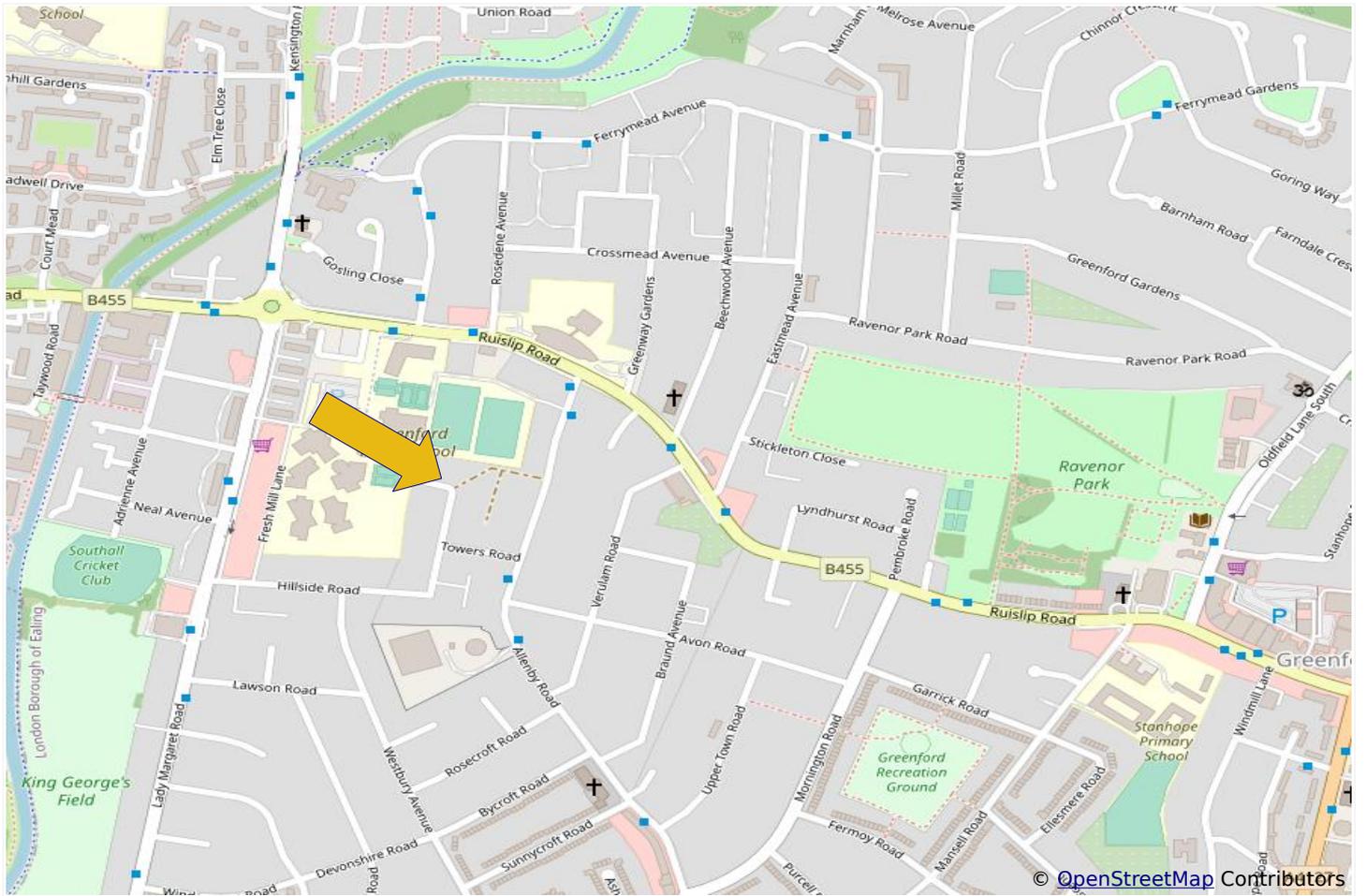
*** GAS CENTRAL HEATING * DOUBLE GLAZING * NO UPPER CHAIN ***

***TWO RECEPTION ROOMS * FITTED KITCHEN ***

*** GROUND FLOOR SHOWER ROOM/WC ***

*** FIRST FLOOR FAMILY BATHROOM/WC * AMPLE OFF-STREET PARKING ***

*** POSSIBLE SCOPE FOR FURTHER EXTENSION (subject to usual consents) ***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	78	
(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



APPROX. GROSS INTERNAL FLOOR AREA 1295.65 SQ. FT / 120.37 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

www.phillipsc.co.uk