

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **WHITTON AVENUE WEST GREENFORD UB6 0DY £519,950 Freehold**



### **EXTENDED WELL PRESENTED THREE BEDROOM END TERRACE HOUSE**

Built during the 1930s, the property is located about ¼ mile from Sudbury Hill Piccadilly Line zone 4 station, Chiltern Branch Line station and local shops. H17, 92 and 487 bus routes are close by and the Westway multiple shopping centre, Wood End, Greenwood and Horsenden primary schools are all within approximately ½ mile

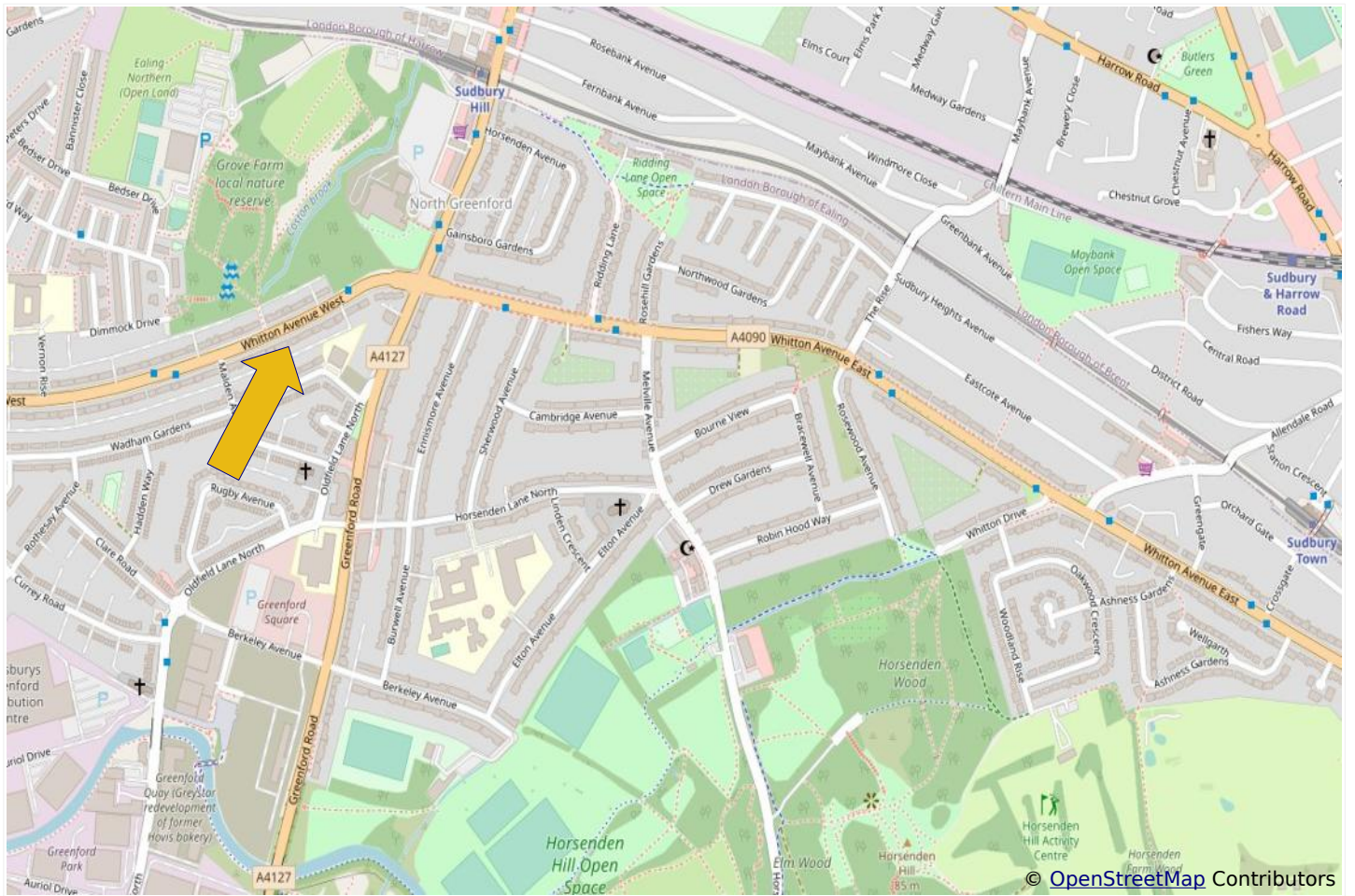
**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \***

**\* GROUND FLOOR UTILITY ROOM/SHOWER ROOM/WC \***

**\* SUBSTANTIAL OUTBUILDING AND PARKING SPACE AT REAR OF PLOT \***

**\* SOUTH FACING REAR GARDEN \***

**\* NO UPPER CHAIN \***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA 1118.80 SQ. FT / 103.94 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE OUTBUILDING 1442.90 SQ. FT / 134.05 SQ. M

**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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