

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

MELVILLE AVENUE GREENFORD UB6 OLG £479,950 Freehold



DISTINCTIVE INDIVIDUALLY STYLED TWO BEDROOM END TERRACE HOUSE

Constructed within the last twenty years the property is located in a highly convenient residential position a few hundred yards from Horsenden Primary School. Sudbury Hill Piccadilly Line and Greenford Central Line (zone 4) stations are within approximately ½ mile. H17, 487 & 92 bus routes are all within approximately ¼ mile together with local shopping and recreational facilities.

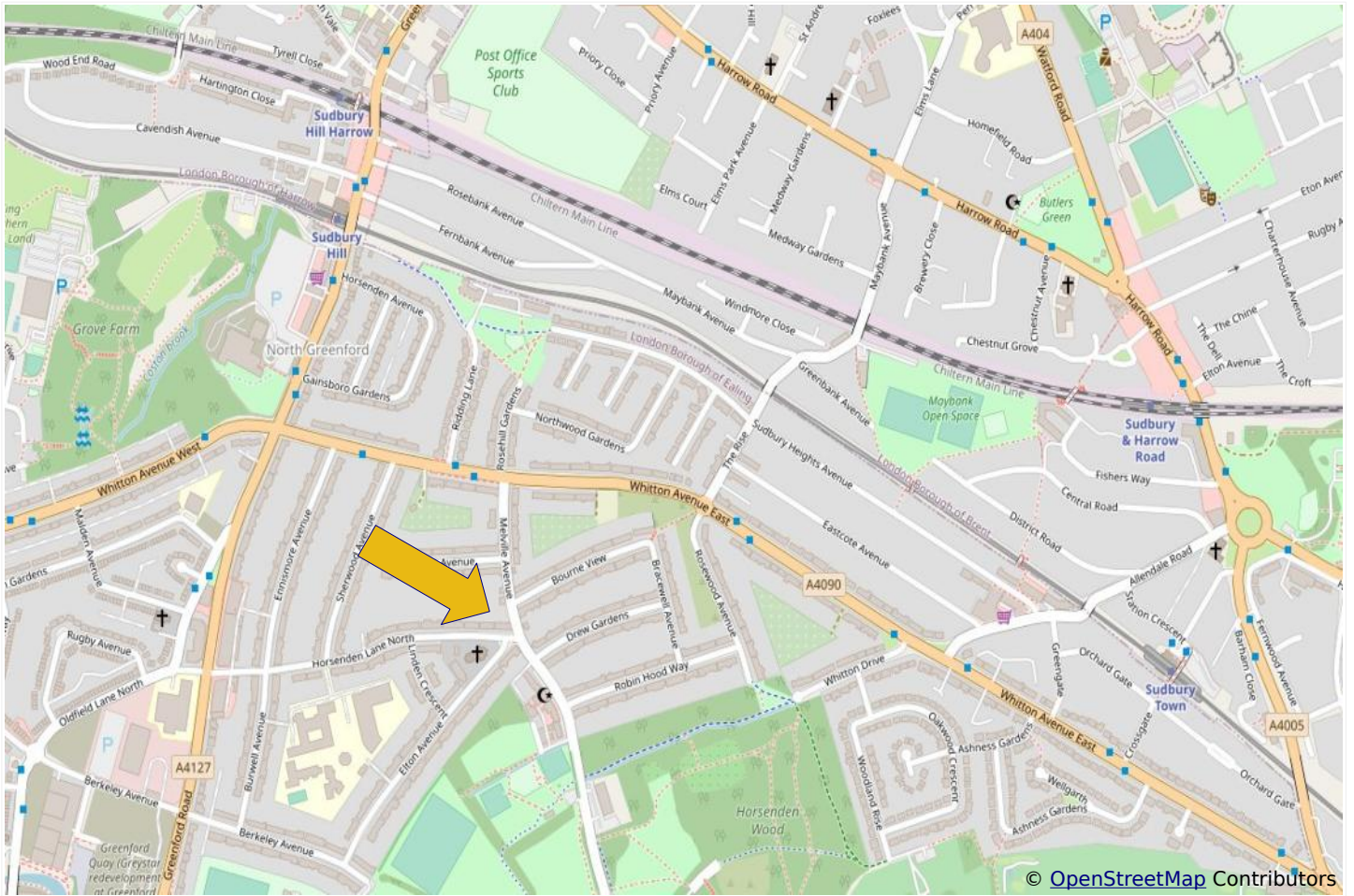
*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** TWO DOUBLE BEDROOMS ***

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

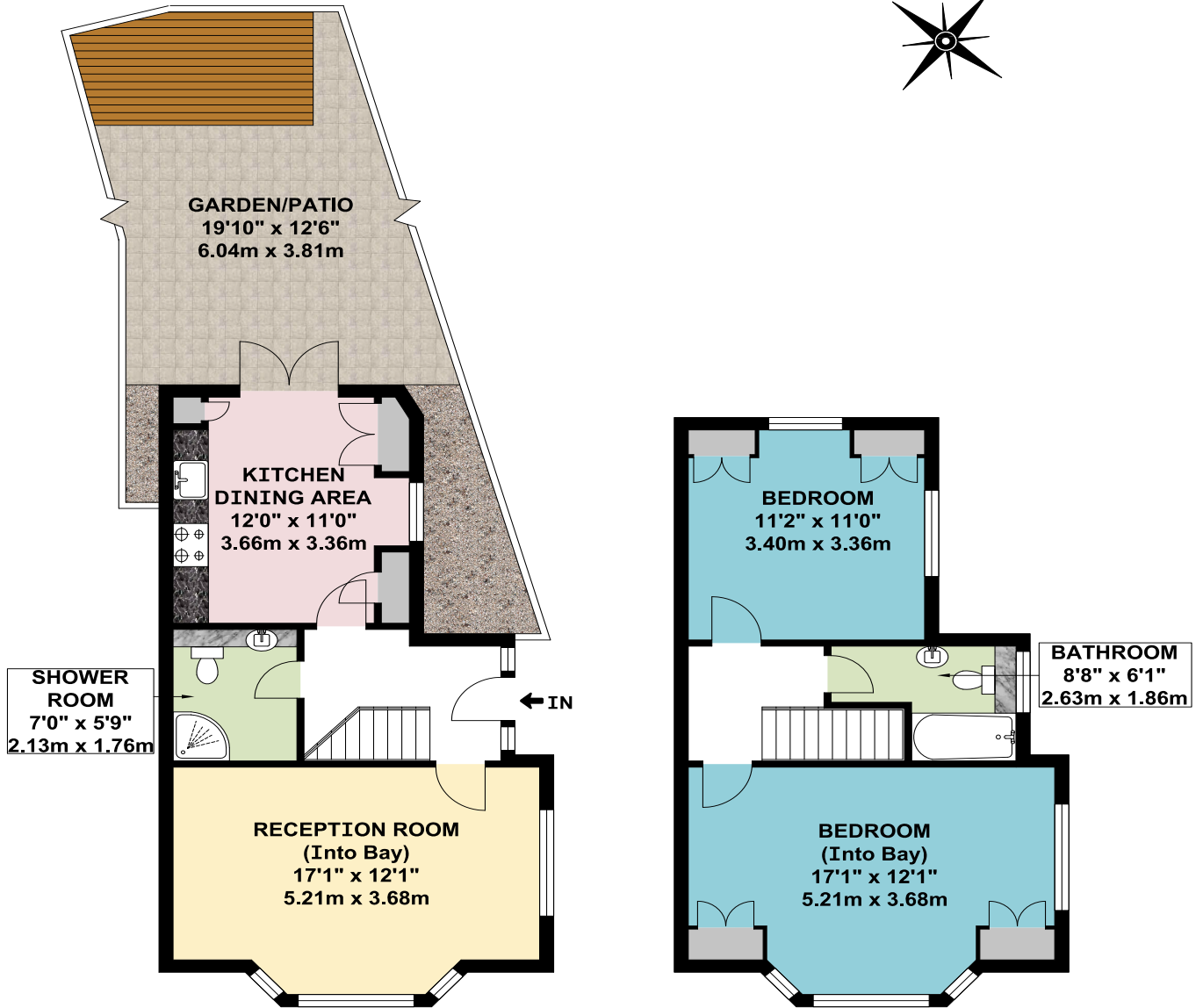
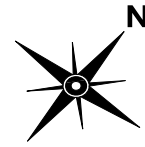
*** FITTED KITCHEN/ BREAKFAST ROOM ***

*** NO UPPER CHAIN ***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C	71	
(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	



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 847.65 SQ. FT / 78.75 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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