

020 8864 5678  
www.phillipsco.co.uk

1279 Greenford Road  
Greenford, UB6 0HY

## **EASTMEAD AVENUE GREENFORD UB6 9RF** **£555,000 Freehold**



### **EXTENDED AND WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW**

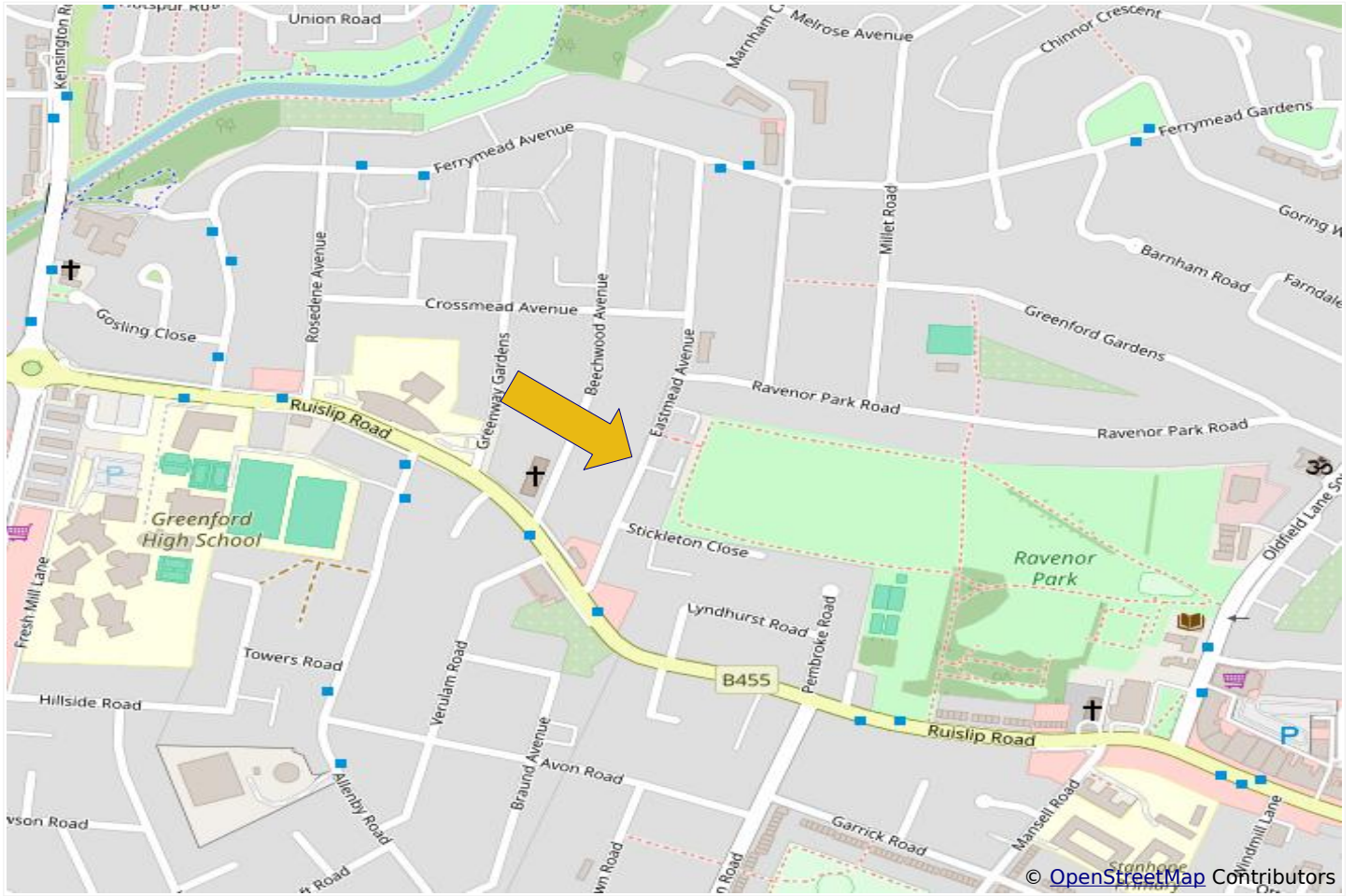
Built during the inter-war period the property is located in an excellent residential position adjacent to Ravenor Park and a few hundred yards from Greenford High School. Greenford Broadway with its multiple shopping and bus routes is approximately  $\frac{3}{4}$  mile from the property.

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

**\* WEST FACING REAR GARDEN \***

**\* OFF-STREET PARKING \***

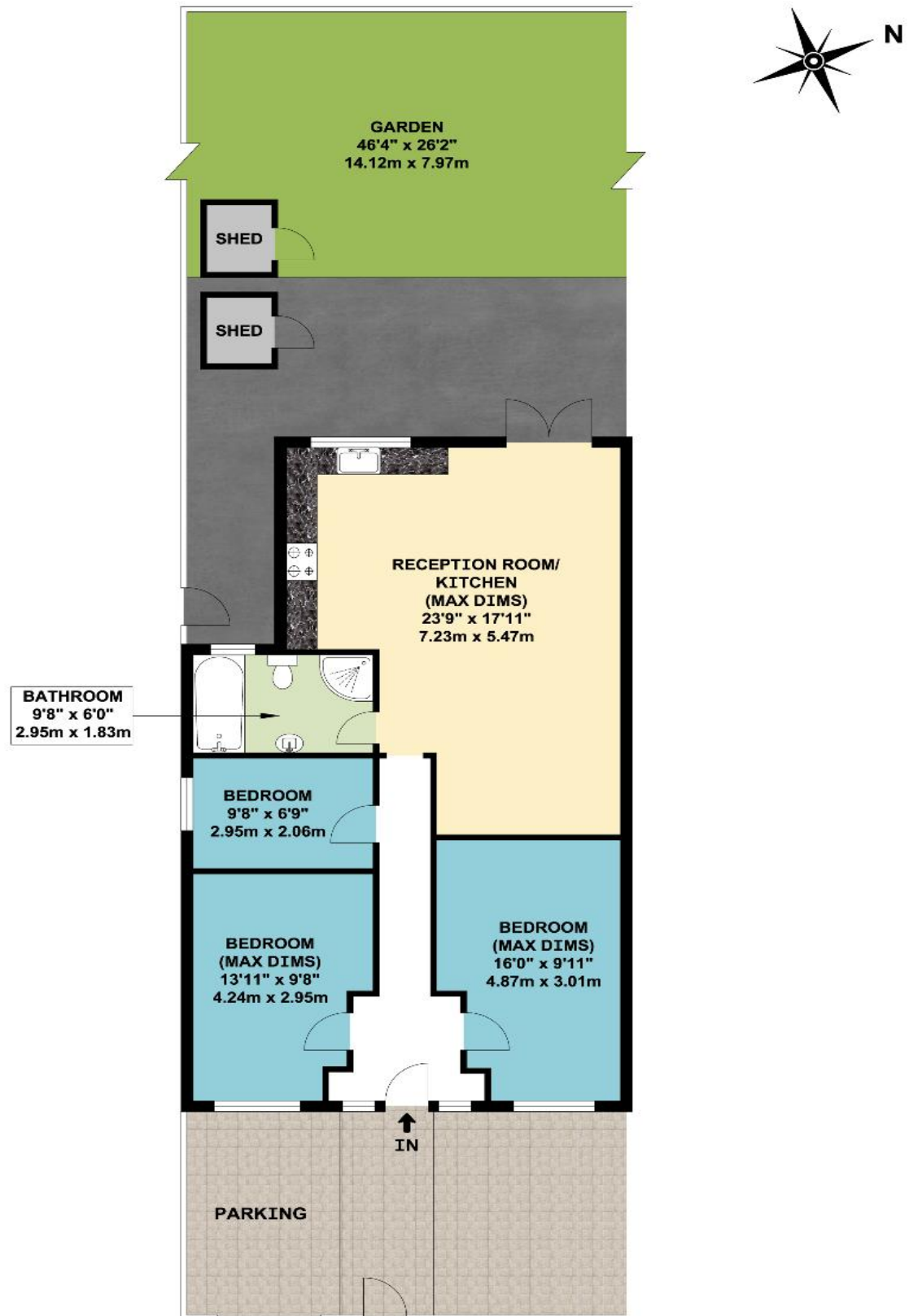
**\* NO UPPER CHAIN \***







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	80	
(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 855.40 SQ. FT / 79.47 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](http://www.phillipsc.co.uk)