

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

HADDEN WAY GREENFORD UB6 0DH **£540,000 Freehold**



EXTENDED AND WELL PRESENTED THREE BEDROOM END TERRACE HOUSE with wide frontage

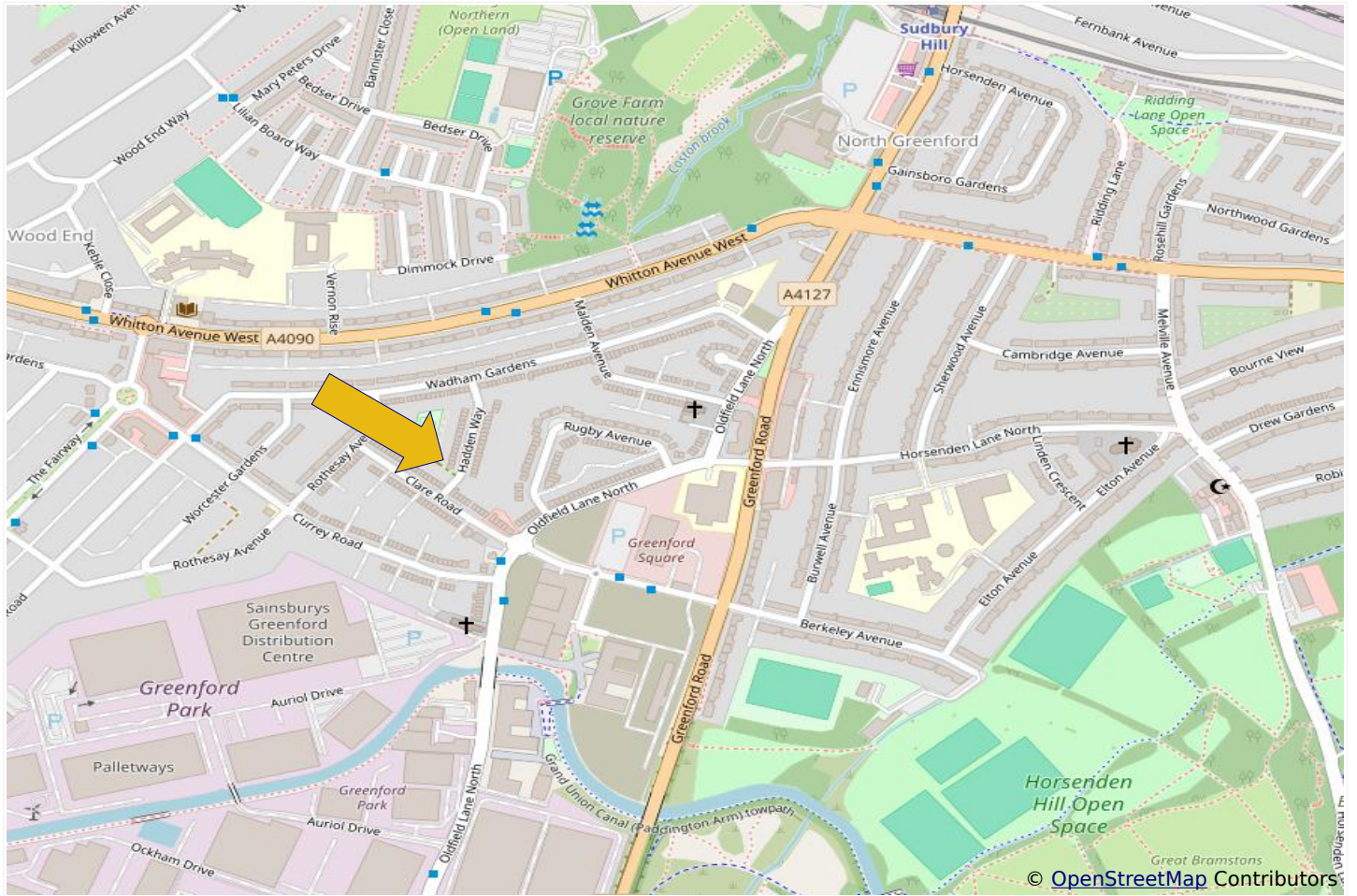
Constructed during the 1930s the property is located in a residential side street approximately $\frac{1}{2}$ mile from Greenford Central Line/Overground Station, and within $\frac{3}{4}$ mile of Sudbury Hill Piccadilly Line Station local shops, 92 and 187 bus routes. Wood End, Greenwood and Horsenden Primary Schools are all within $\frac{1}{2}$ mile and the property is just over $\frac{1}{4}$ mile from Horsenden Hill open space.

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

*** GROUND FLOOR STUDY/BEDROOM WITH EN-SUITE SHOWER ROOM/WC***

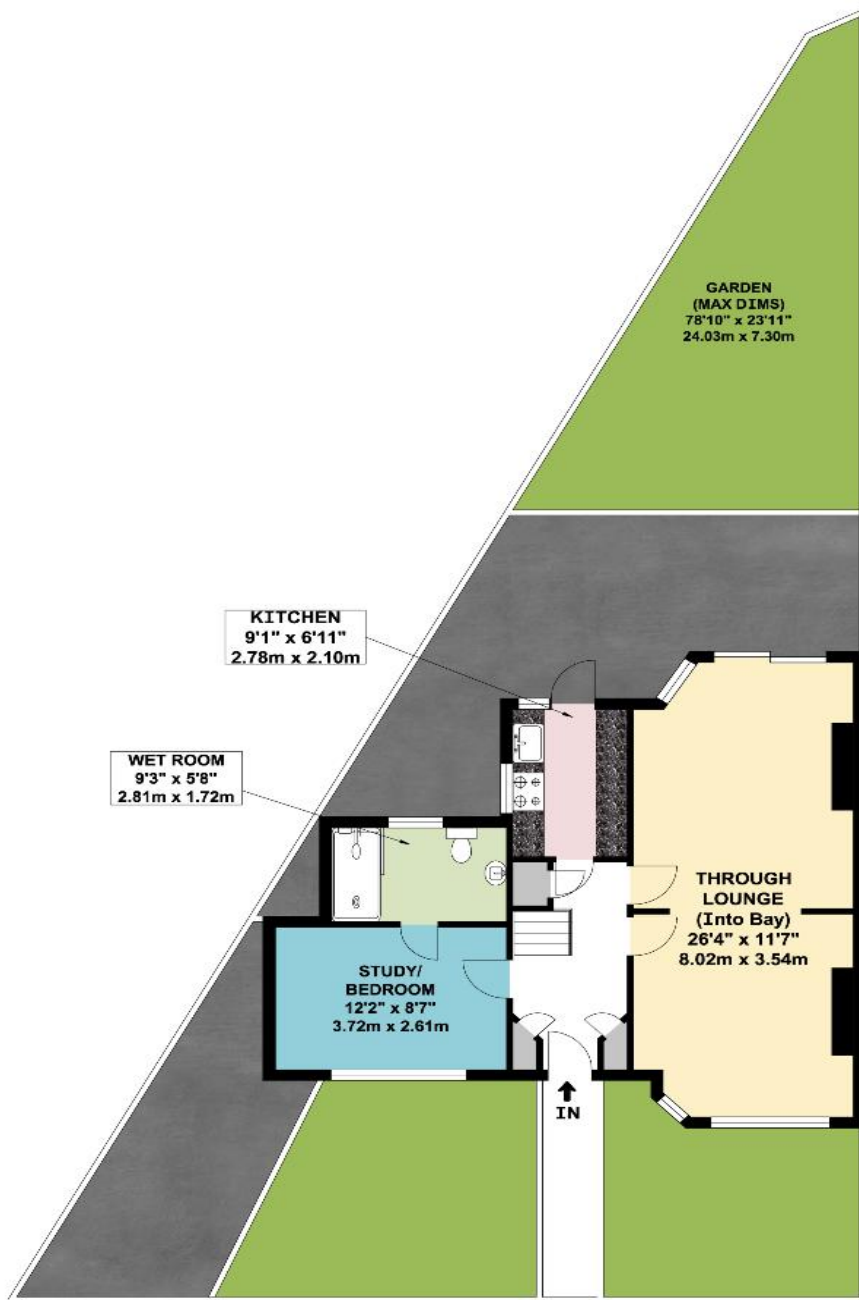
*** FITTED KITCHEN * OFF-STREET PARKING ***

*** NO UPPER CHAIN ***

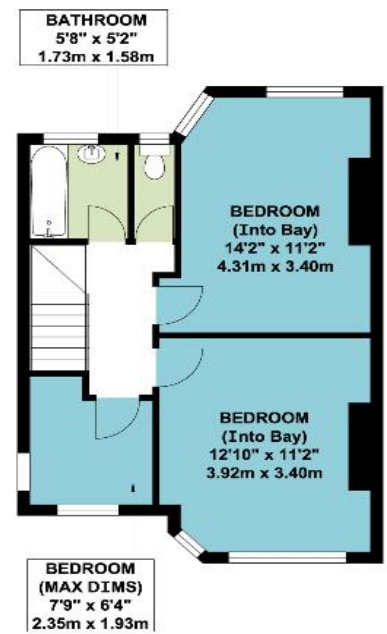




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	81	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1049.37 SQ. FT / 97.49 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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