

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

OAKWOOD CRESCENT GREENFORD UB6 0RF £625,000 Freehold



ATTRACTIVE AND VERY WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE

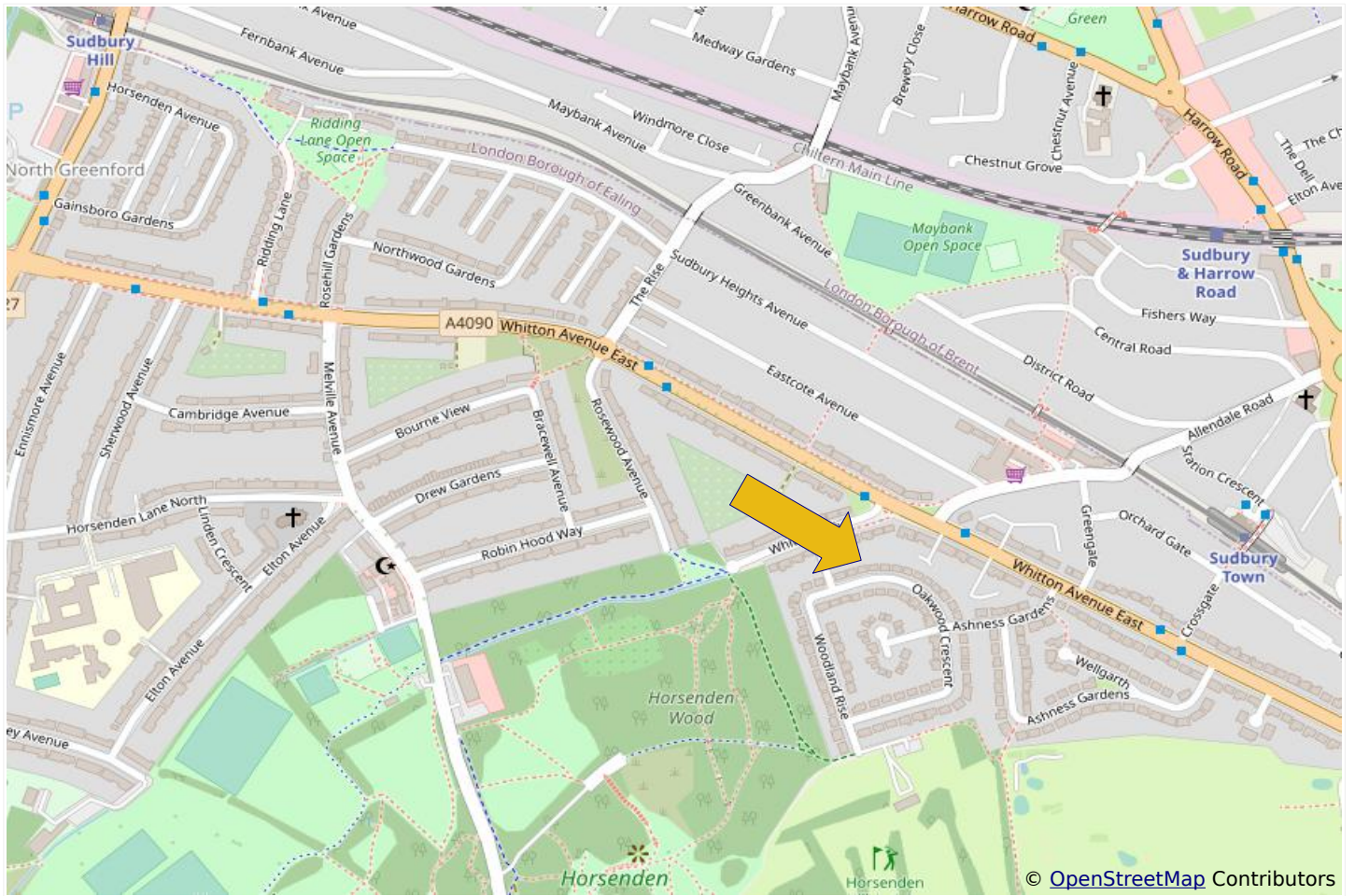
An excellent example of one of the very popular 1930s John Laing built houses located in a quiet residential position a few hundred yards from Horsenden open space and golf courses and ¼ mile from Sudbury Town Piccadilly Line zone 4 station H17 and 487 bus routes as well as local shopping and recreational facilities are all within ¼ mile.

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

*** MODERN FITTED KITCHEN ***

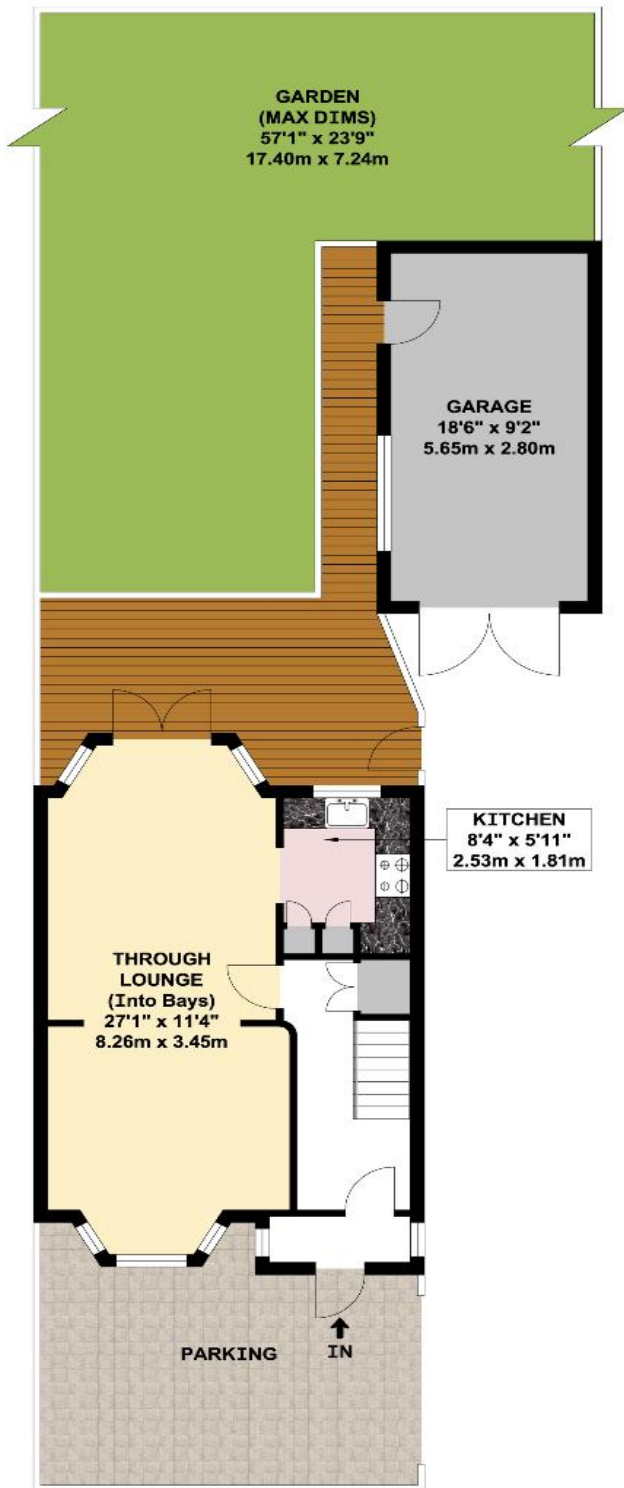
*** 27' THROUGH LOUNGE * RE-FITTED BATHROOM/WC ***

*** GARAGE * NO UPPER CHAIN ***

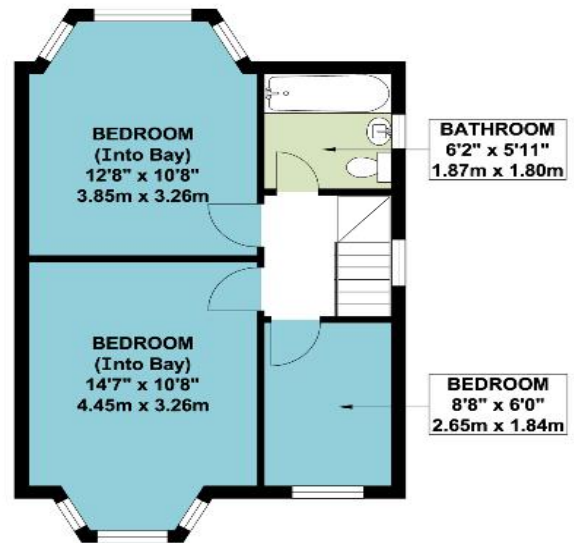




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 843.78 SQ. FT / 78.39 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

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