

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

VERNON RISE, GREENFORD, UB6 0EQ **£750,000 Freehold**



EXTENSIVELY EXTENDED AND SUPERBLY PRESENTED FOUR BEDROOM END TERRACE HOUSE

Located just off Whitton Avenue West within $\frac{3}{4}$ mile of Sudbury Hill Piccadilly Line Station, local shops, H17, 92 and 487 bus routes. Greenwood and Wood End Primary Schools are both within $\frac{1}{4}$ mile of the property.

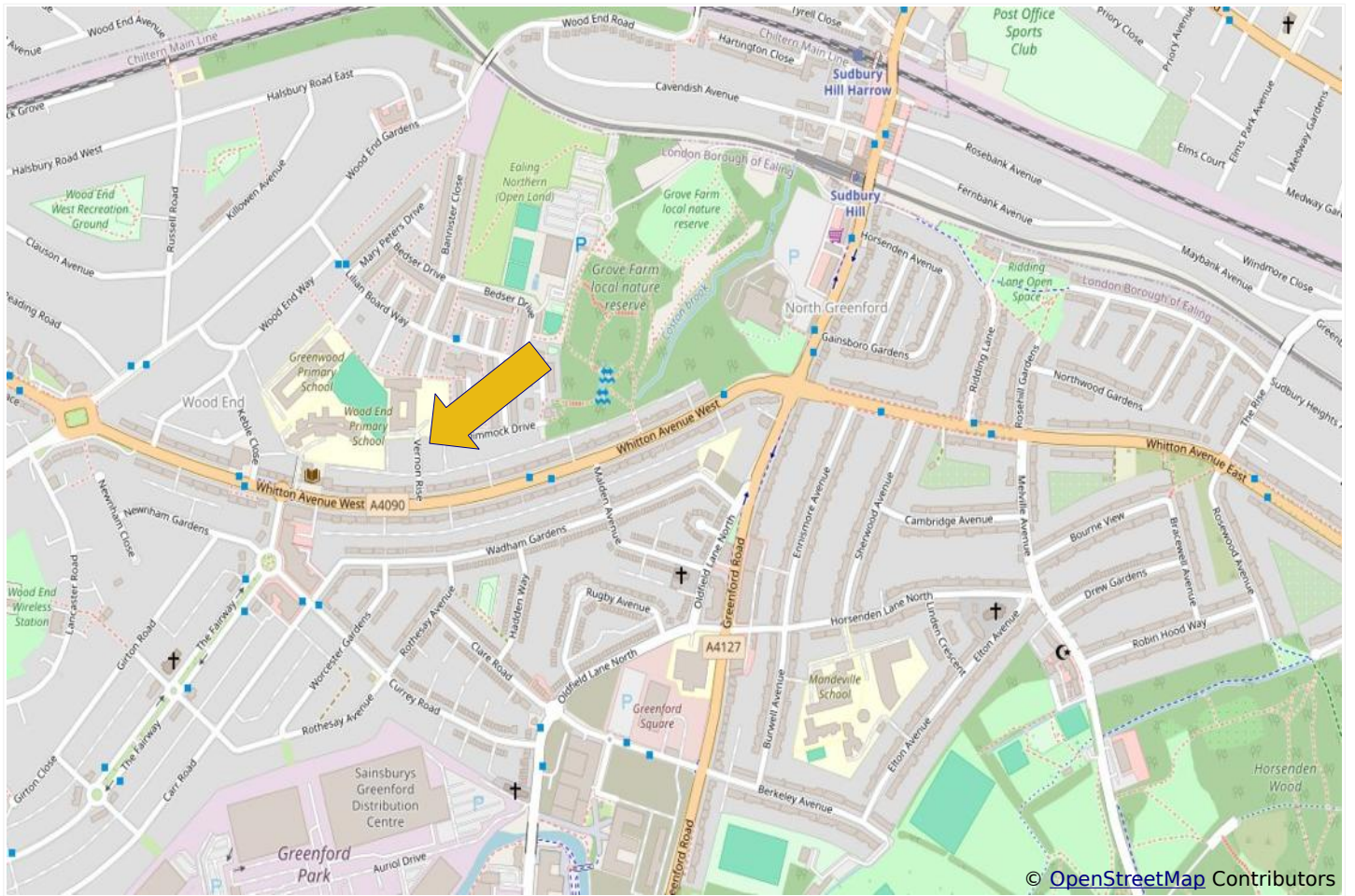
*** EN SUITE MASTER BEDROOM ***

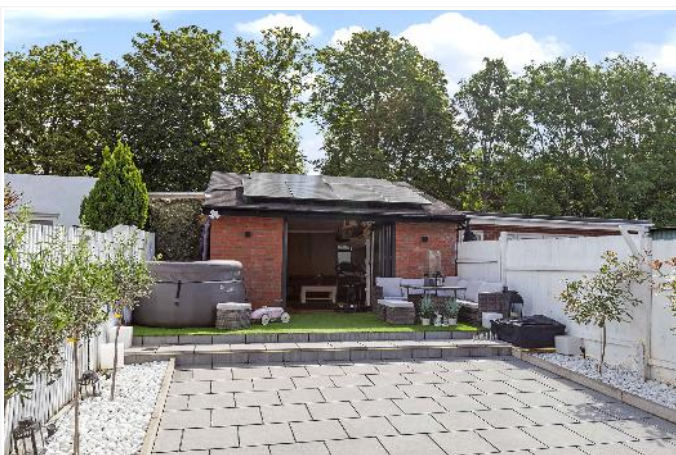
*** OPEN PLAN KITCHEN & DINING AREA * UTILITY ROOM ***

*** 90' REAR GARDEN * BRICK BUILT GYM ***

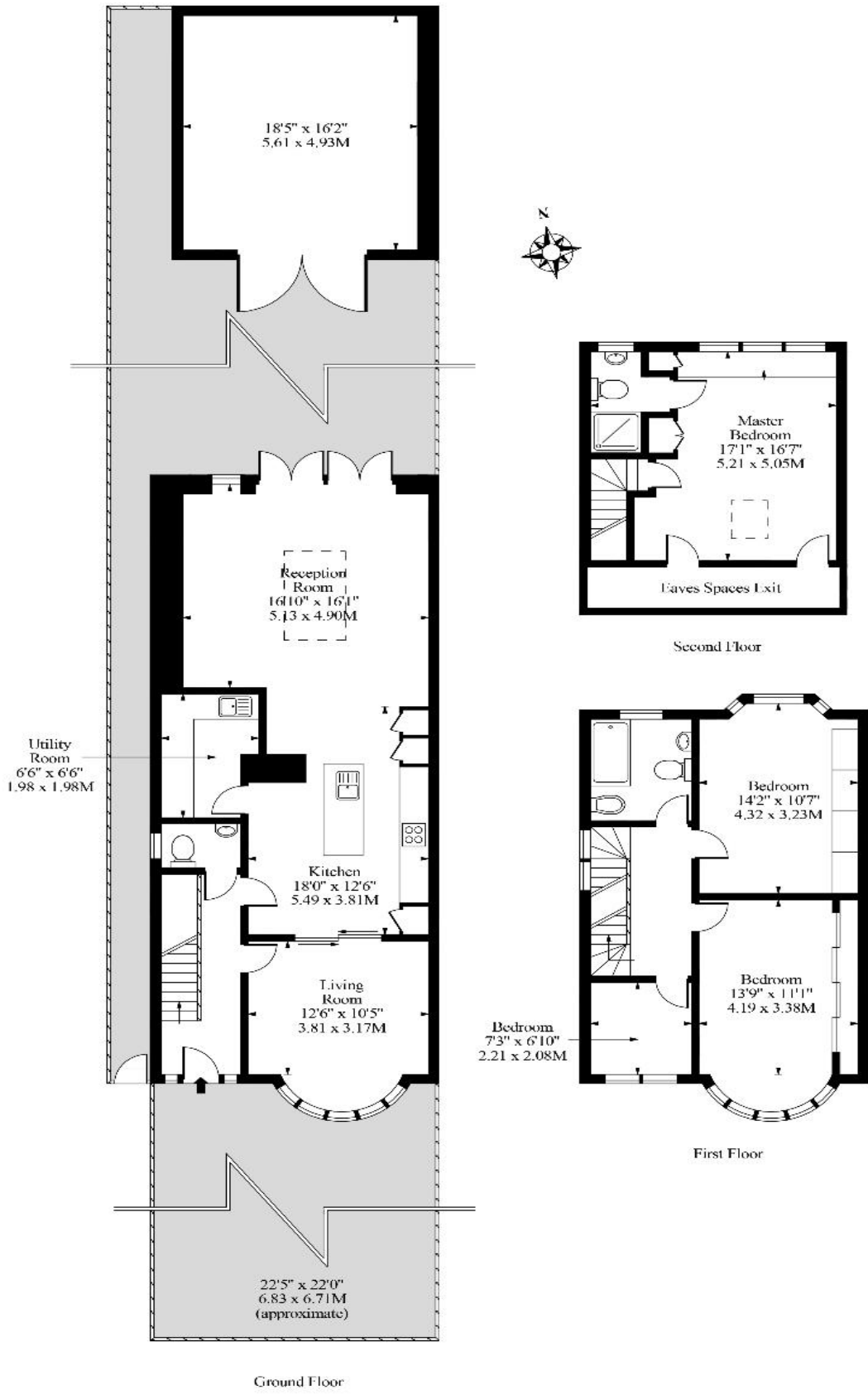
*** SOLAR PANELS ***

*** OFF STREET PARKING WITH VEHICLE CHARGING POINTS TO FRONT ***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Approx Gross Internal Area 2040 Sq Ft - 189.52 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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