

020 8864 5678  
www.phillipsco.co.uk

1279 Greenford Road  
Greenford, UB6 0HY

## **WOOD END ROAD, HARROW, HA1 3PW £850,000 Freehold**



### **UNIMPROVED DETACHED THREE BEDROOM HOUSE ON A LARGE PLOT**

Constructed during the 1950s, the property benefits from being in a residential location less than ½ mile from Sudbury Hill Piccadilly Line zone 4 station, Sudbury Hill Chiltern Branch Line station, local shops, 92 and H17 bus routes..

**\* POTENTIAL DEVELOPMENT OPPORTUNITY \***

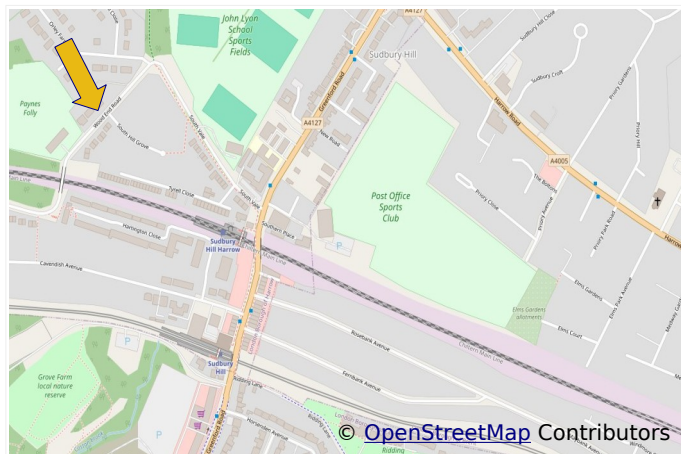
**\* TWO INTERCONNECTING RECEPTION ROOMS \***

**\* SPACIOUS KITCHEN/BREAKFAST ROOM \***

**\* UTILITY ROOM \* GROUND FLOOR W.C. \***

**\* 59' X 49' REAR GARDEN \* OWN DRIVE TO TWIN GARAGES \***

**\* NO UPPER CHAIN \***



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		43
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC
WWW.EPC4U.COM			



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1216.32 SQ. FT / 113.00 SQ. M  
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 1309.10 SQ. FT / 121.62 SQ. M

**COUNCIL TAX BAND F**

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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