

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

WHITTON AVENUE EAST GREENFORD UB6 0PU £685,000 Freehold



ATTRACTIVE EXTENDED AND VERY WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE

Constructed during the 1930s, the property is located within ¼ mile of Sudbury Town Piccadilly Station, Horsenden Hill open space and golf course and is on the H17 and 487 bus routes. Horsenden Primary School is within ¾ mile.

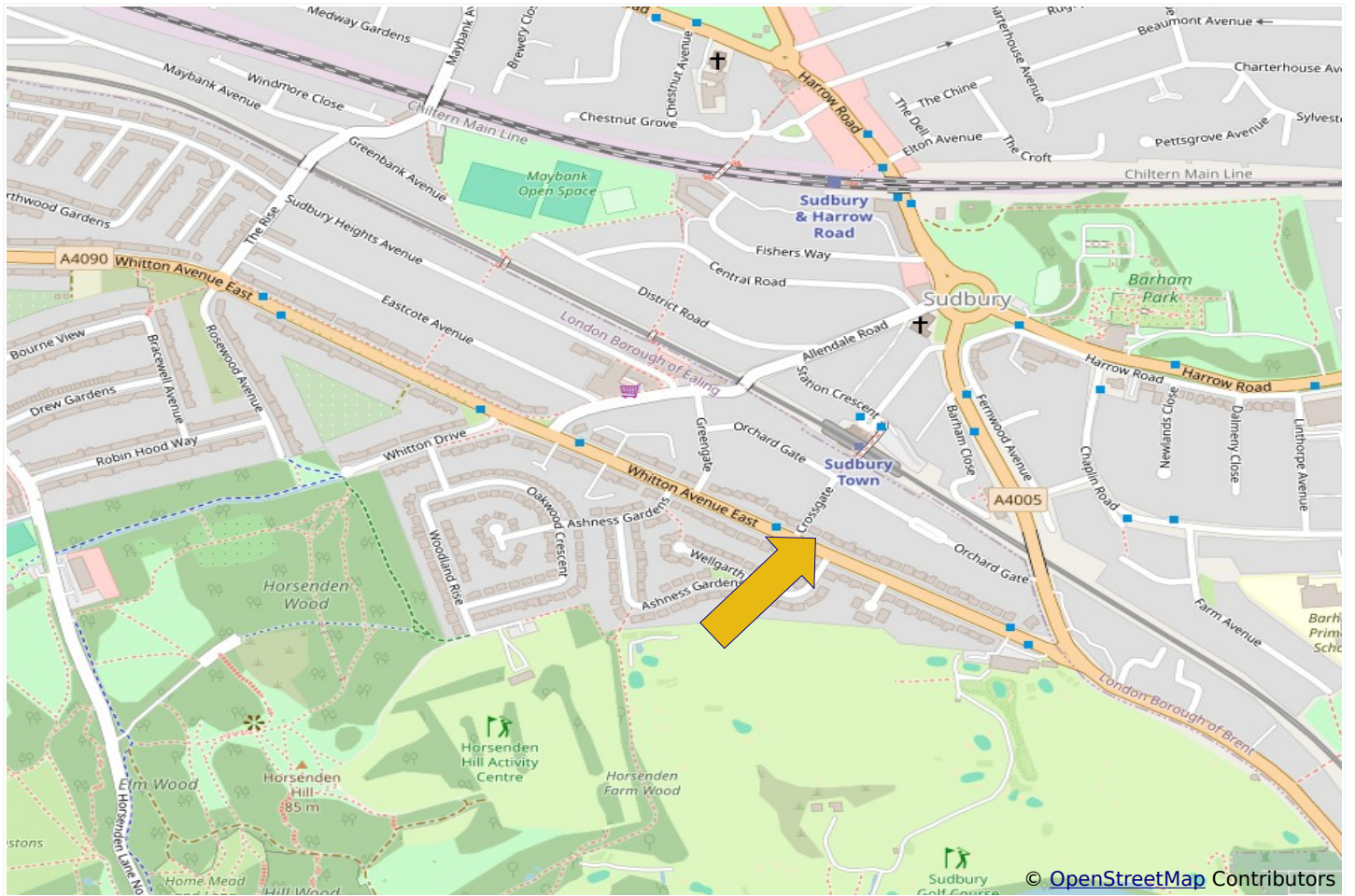
*** FULL WIDTH REAR EXTENSION ***

*** GAS CENTRAL HEATING * DOUBLE GLAZING * GROUND FLOOR CLOAKROOM/WC ***

*** TWO INTERCOMMUNICATING RECEPTION ROOMS * FITTED KITCHEN/DINING ROOM ***

*** GARAGE VIA OWN DRIVE WITH ADDITIONAL AMPLE PARKING ***

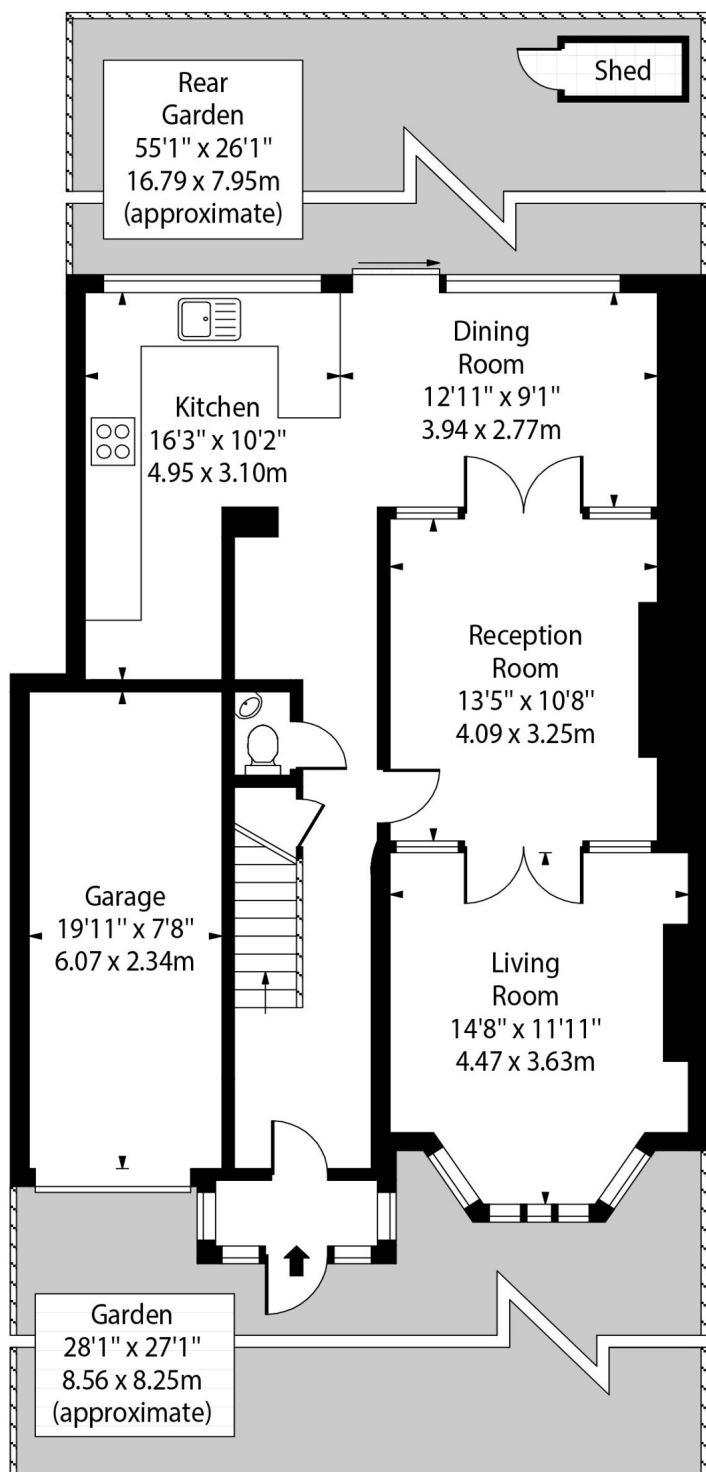
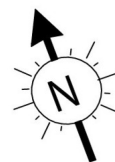
*** WELL CARED FOR REAR GARDEN * NO UPPER CHAIN ***



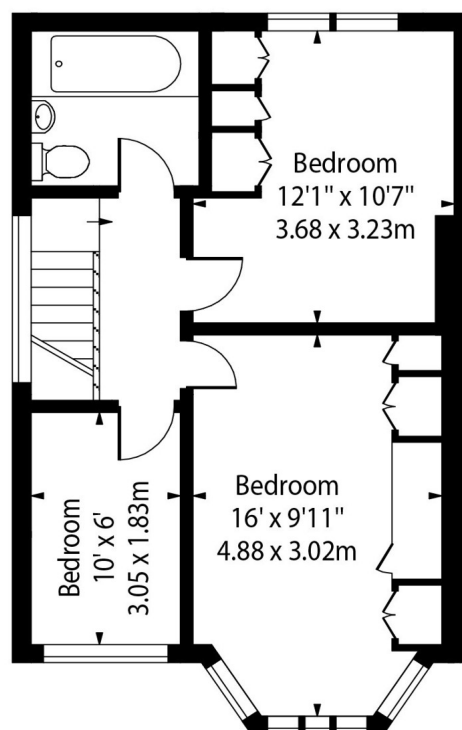


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Whitton Avenue East,
Greenford, UB6



Ground Floor



First Floor

Approx Gross Internal Area 1375 Sq Ft - 127.74 Sq M

(Including Garage & Excluding Shed)

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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