

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

SHERWOOD AVENUE GREENFORD UB6 0PG £650,000 Freehold



THOUGHTFULLY EXTENDED IMPROVED AND VERY WELL PRESENTED THREE BEDROOM END TERRACE HOUSE

Constructed during the 1930s the property is located in an excellent residential position a few hundred yards from Horsenden Primary School. Sudbury Hill Piccadilly Line and Greenford Central Line (zone 4) stations are within ½ mile. H17, 487 & 92 bus routes are all within ¼ mile together with local shopping and recreational facilities and Horsenden Hill Open Space.

*** 37' OPEN PLAN RECEPTION ROOM * HIGH QUALITY FITTED KITCHEN AREA ***

*** UTILITY ROOM * GROUND FLOOR SHOWER ROOM/WC ***

*** OFF-STREET PAVED PARKING TO FRONT * DOUBLE WIDTH GARAGE AT REAR ***

*** NO UPPER CHAIN ***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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 & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1115.67 SQ. FT / 103.65 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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