

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **SHERWOOD AVENUE GREENFORD UB6 0PG £639,950 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(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	
<a href="http://WWW.EPC4U.COM">WWW.EPC4U.COM</a>			



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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