

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

HADDEN WAY GREENFORD UB6 0DH £520,000 Freehold



ATTRACTIVELY PRESENTED THREE BEDROOM HOUSE

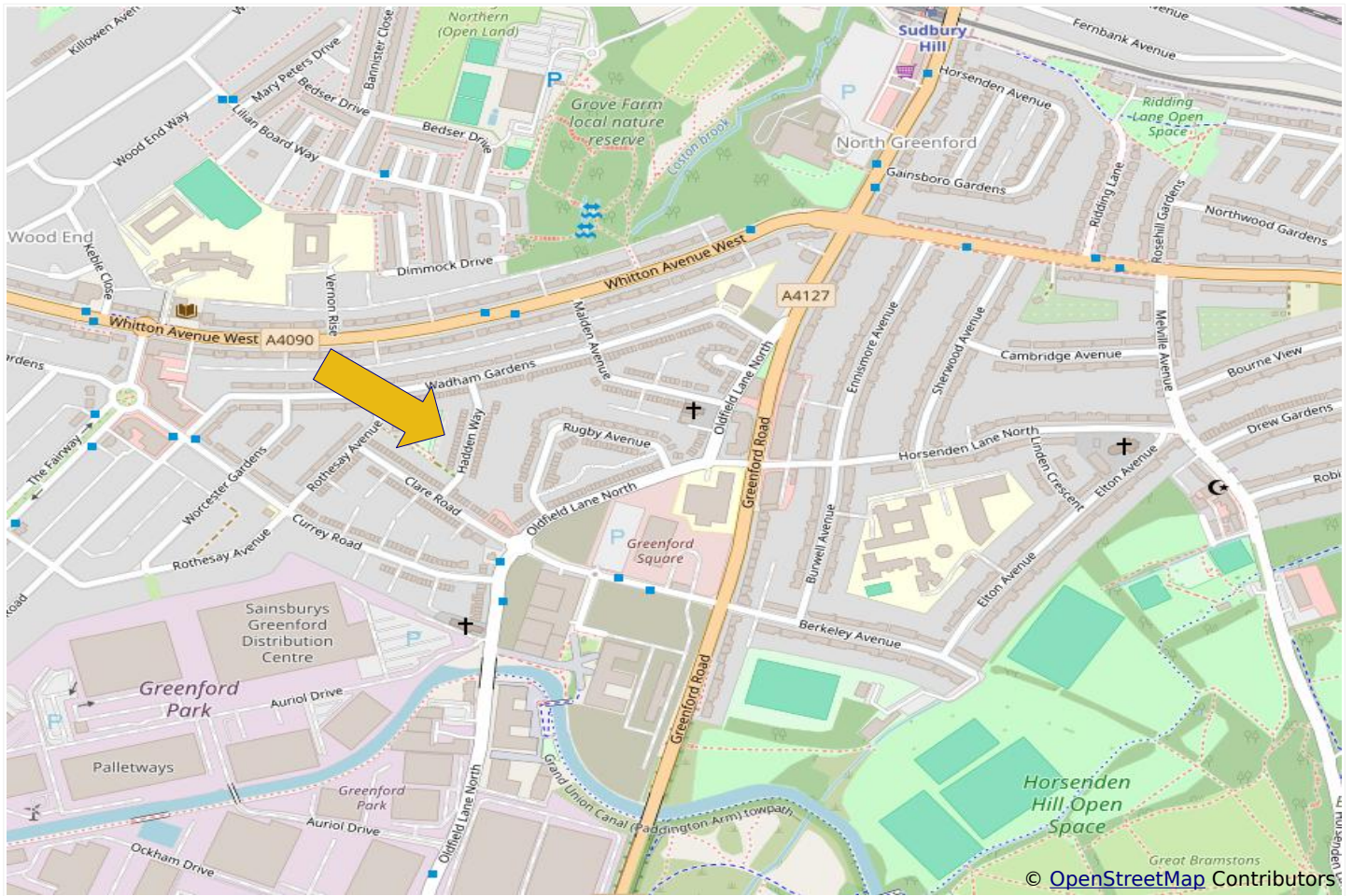
Constructed during the 1930s the property is located in a residential side street approximately ½ mile from Greenford Central Line/Overground Station, local shops, 92 and 187 bus routes. It is also within ¾ mile of Sudbury Hill Piccadilly Line Station. Wood End, Greenwood and Horsenden Primary Schools are all within ½ mile and the property is just over ¼ mile from Horsenden Hill open space.

*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** THROUGH RECEPTION ROOM ***

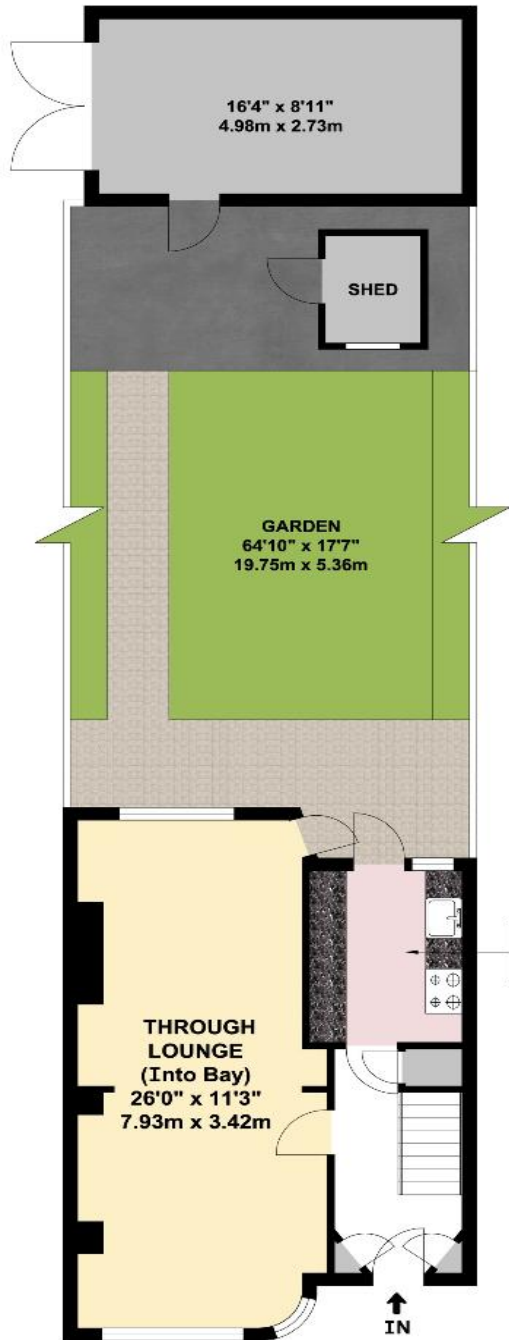
*** WELL KEPT WEST FACING REAR GARDEN ***

*** NO UPPER CHAIN ***



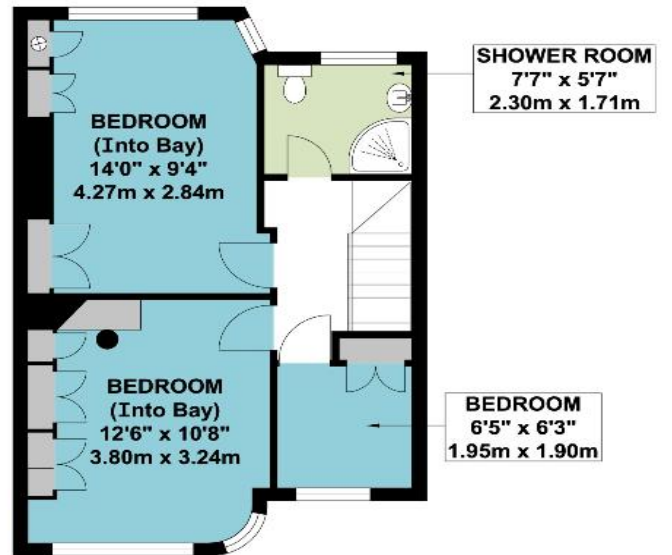


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



GROUND FLOOR

KITCHEN
8'10" x 6'10"
2.68m x 2.09m



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 839.58 SQ. FT / 78.00 SQ. M

COUNCIL TAX BAND D

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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