

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **CAVENDISH AVENUE HARROW HA1 3RF £950,000 Freehold**



### **EXTENSIVELY EXTENDED BEAUTIFULLY PRESENTED AND LUXURIOUSLY APPOINTED FOUR/FIVE BEDROOM HOUSE**

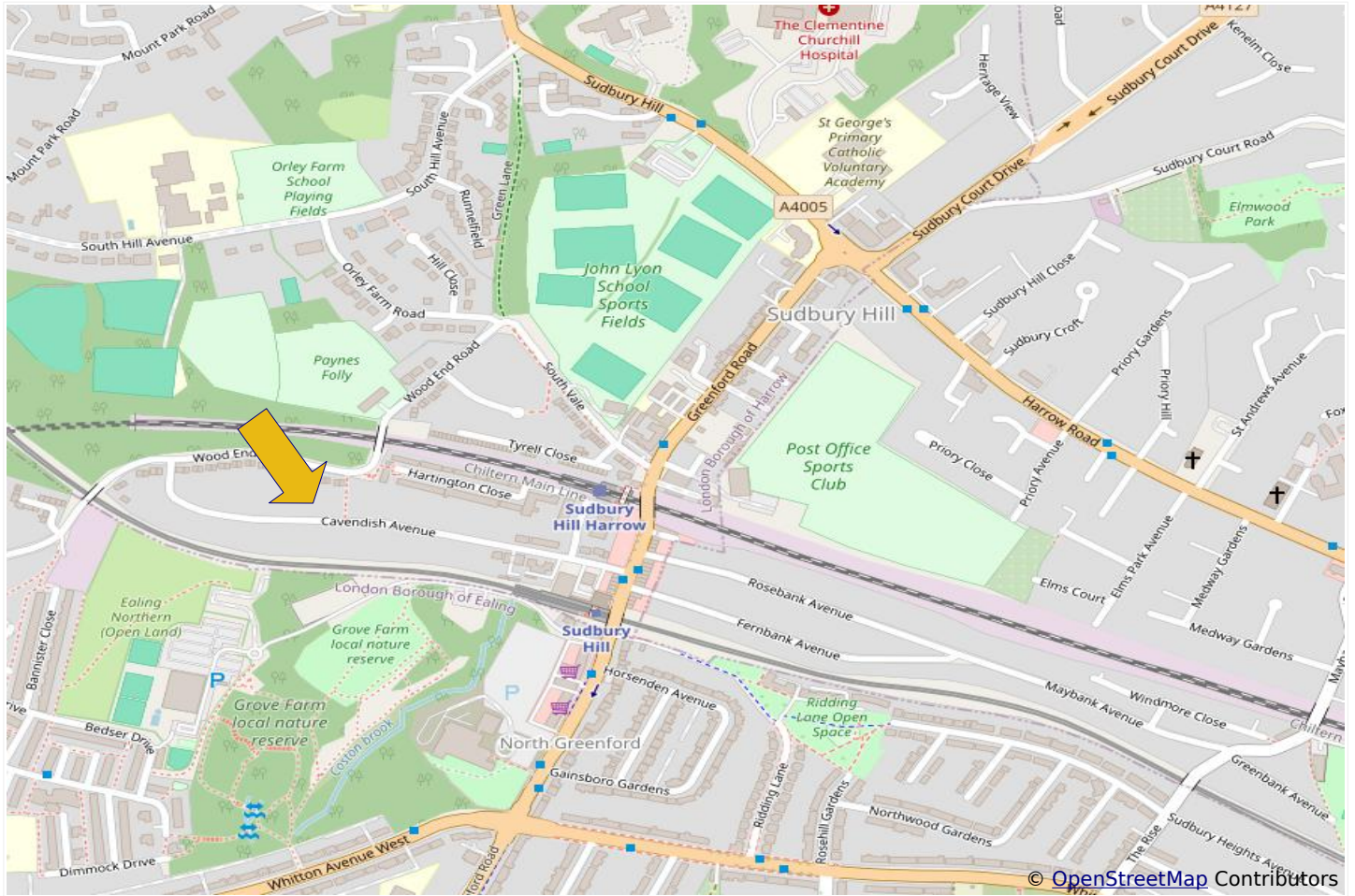
Constructed during the 1930s the property is located in an excellent residential position, approximately ¼ mile from Sudbury Hill Piccadilly Line Station, local shops, bus routes and Sudbury Hill Chiltern branch line station. H17, 487 & 92 bus routes are all within approx. ¼ mile together with local shopping and recreational facilities.

**\* EN SUITE MASTER BEDROOM WITH JULIET BALCONY \***

**\* SUPERB 24'10 X 15'9 OPEN PLAN KITCHEN/ BREAKFAST ROOM \***

**\* 3 RECEPTION ROOMS \* ADDITIONAL GROUND FLOOR SHOWER ROOM \***

**\* 78' REAR GARDEN \* OFF STREET PARKING FOR TWO CARS \***







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(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			



APPROX. GROSS INTERNAL FLOOR AREA 1795.42 SQ. FT / 166.80 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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