

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **WOODCROFT GREENFORD UB6 0RJ** **£650,000 Freehold**



### **DETACHED THREE BEDROOM HOUSE WITH KITCHEN EXTENSION**

Constructed during the 1930s the property is located in an excellent residential position approximately  $\frac{1}{4}$  mile from Sudbury Town Piccadilly Line Zone 4 Station, 487 and H17 bus routes. Horsenden Primary School is within  $\frac{1}{2}$  mile and the property is a few hundred yards from Sudbury Golf Course and the access to Horsenden Hill Open Space.

**\* GAS CENTRAL HEATING \***

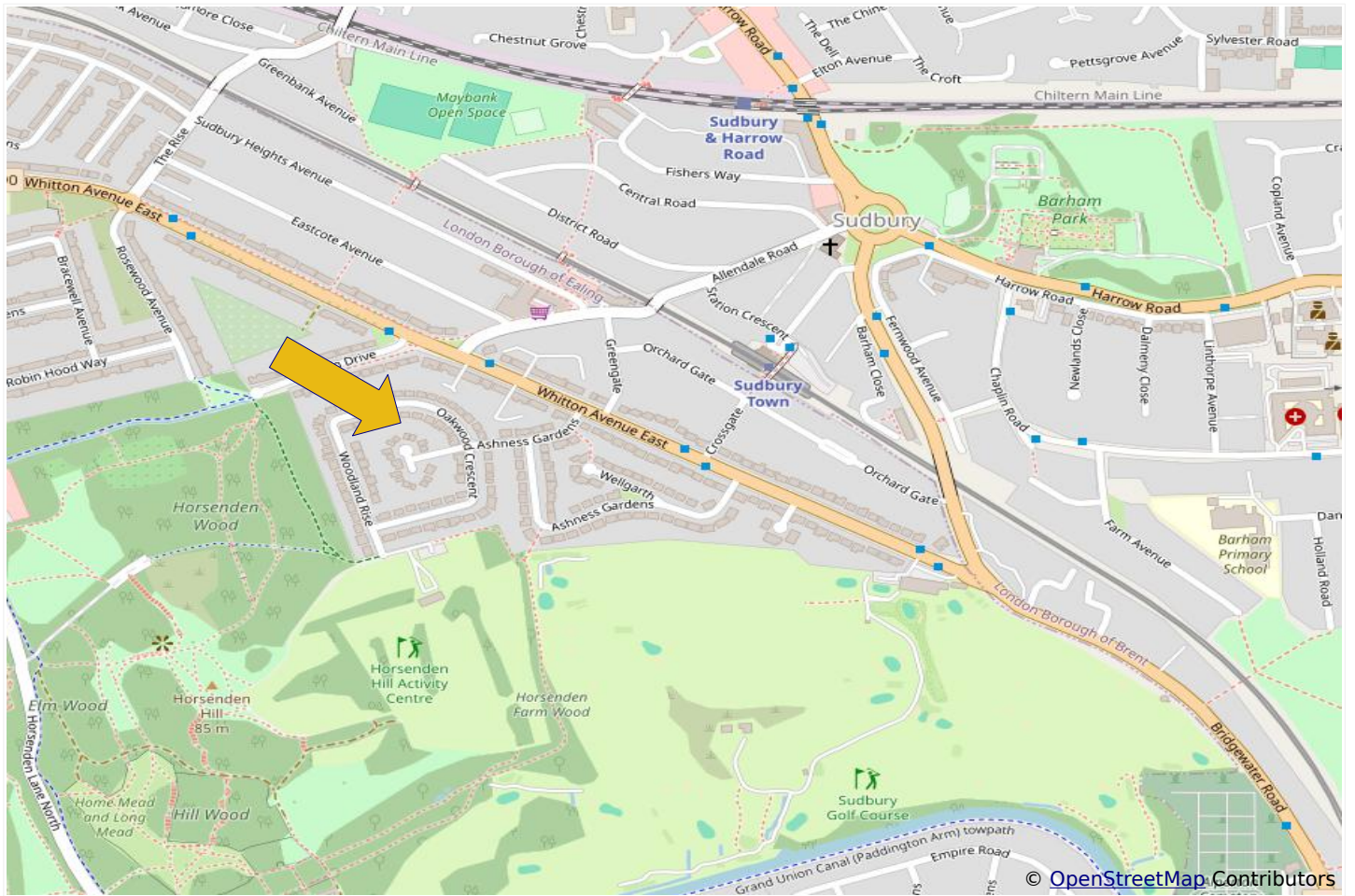
**\* ADDITIONAL GROUND FLOOR WC\***

**\* TWO RECEPTION ROOMS \***

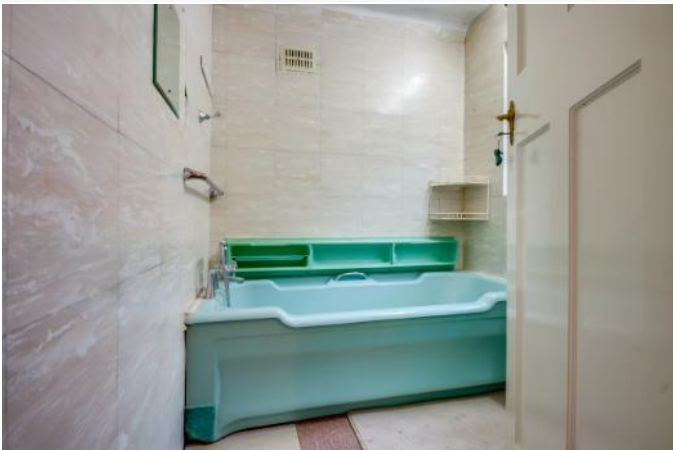
**\* GARAGE VIA OWN DRIVE \***

**\* NO UPPER CHAIN \***

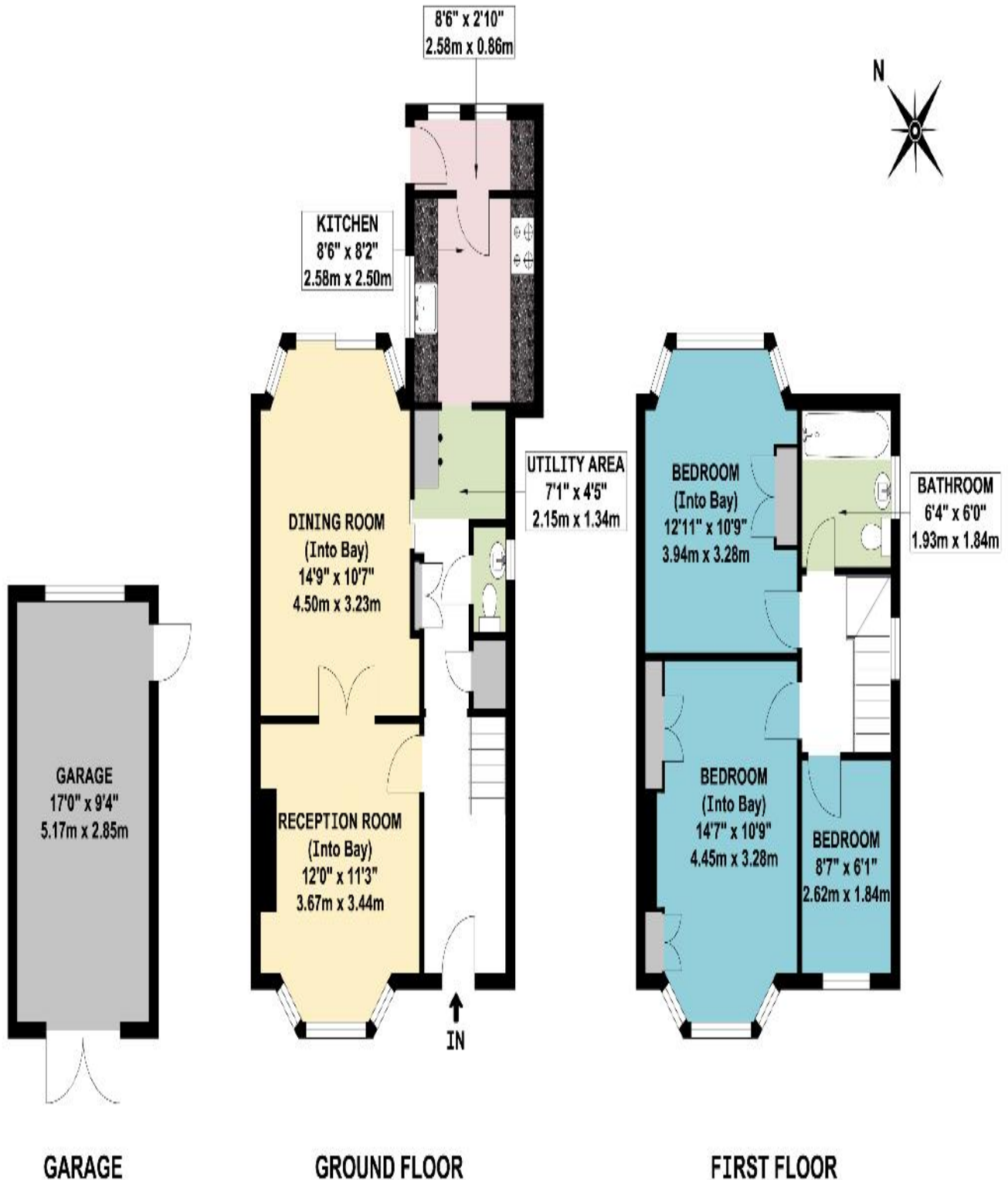








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



**APPROX. GROSS INTERNAL FLOOR AREA 925.37SQ. FT / 85.97 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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