

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **DREW GARDENS, GREENFORD, UB6 7QF** **£550,000 Freehold**



### **EXTENDED AND WELL PRESENTED THREE BEDROOM HOUSE**

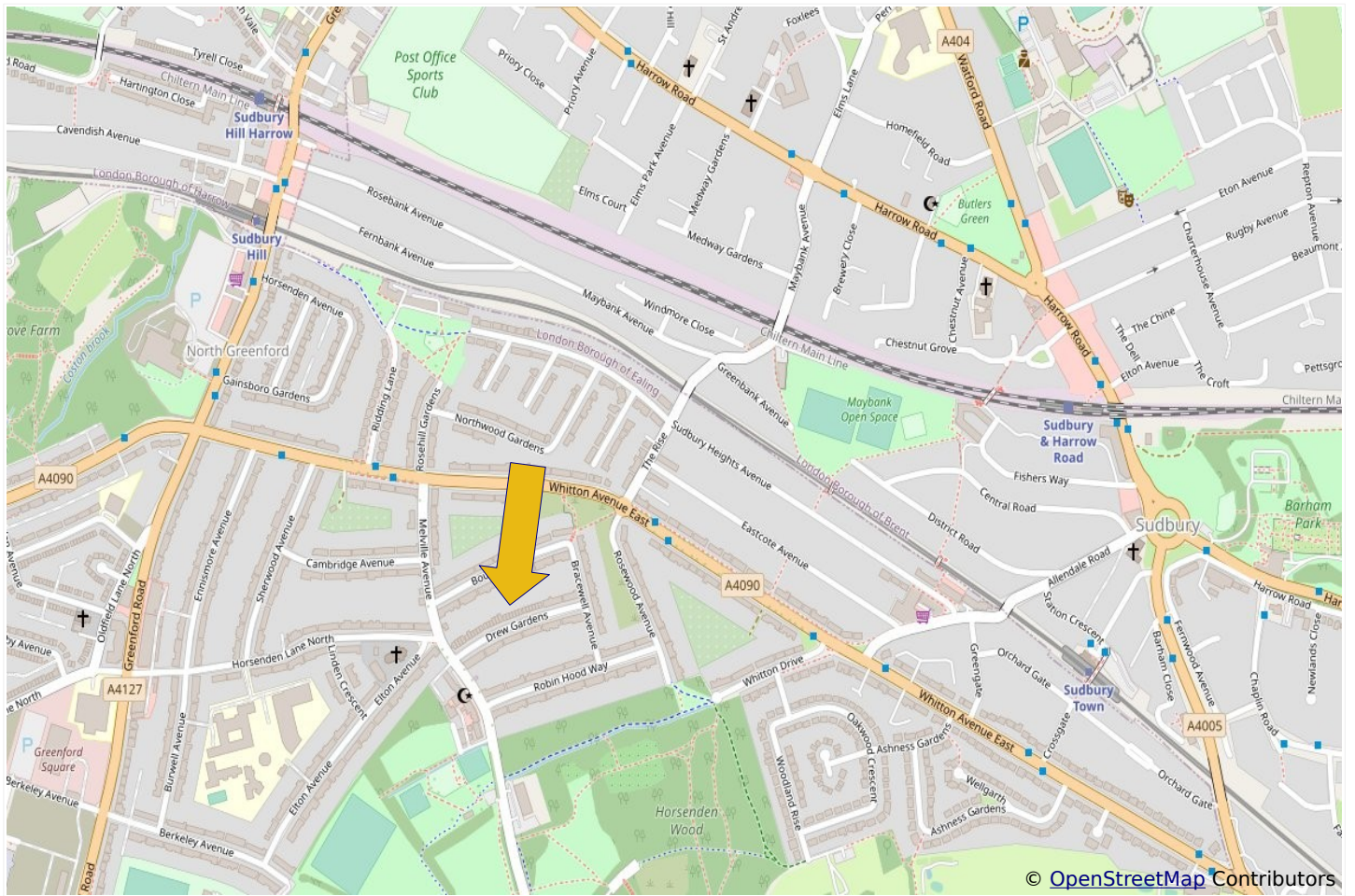
Constructed during the 1930s the property is located in a residential side road about ½ mile from Sudbury Hill Piccadilly Line station, Sudbury & Harrow Chiltern Branch Line station, local shops and buses. Horsenden Primary School and Horsenden Hill open space are within approximately ¼ mile.

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

**\* TWO RECEPTION ROOMS \* OPEN PLAN KITCHEN/DINING ROOM \***

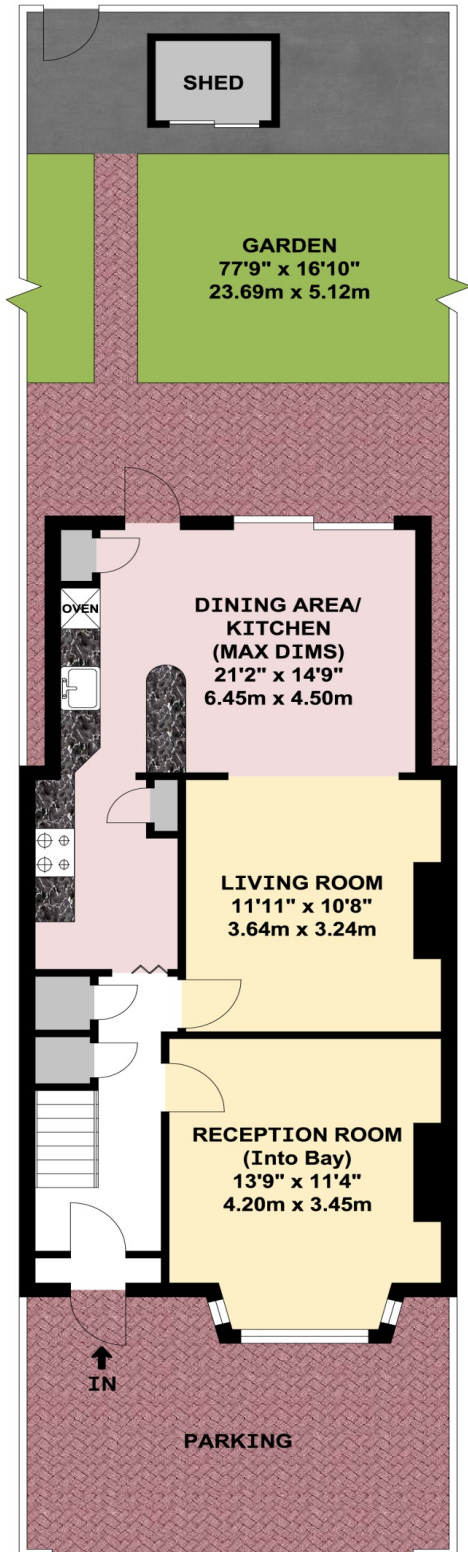
**\* 77' REAR GARDEN \* OFF STREET PARKING \***

**\* NO UPPER CHAIN \***

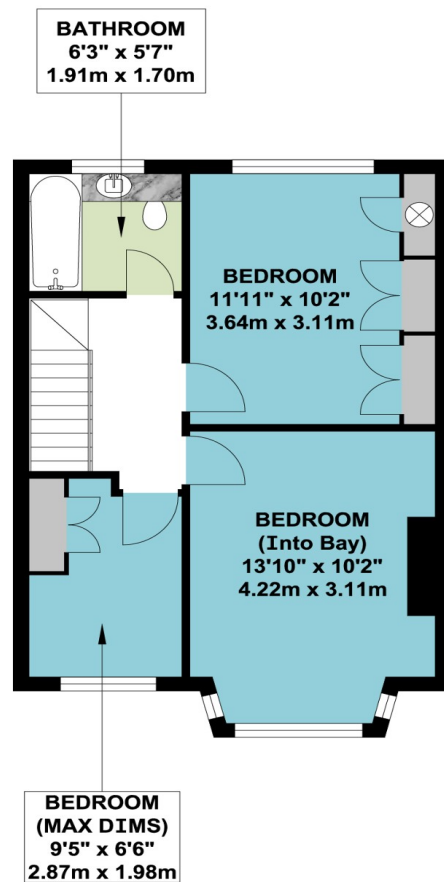




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<a href="http://www.EPC4U.COM">www.EPC4U.COM</a>			



**GROUND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1009.97 SQ. FT / 93.83 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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