

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

ASHNESS GARDENS GREENFORD UB6 0RW £725,000 Freehold



WELL PRESENTED EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE WITH PANORAMIC VIEWS OVER SUDBURY GOLF COURSE

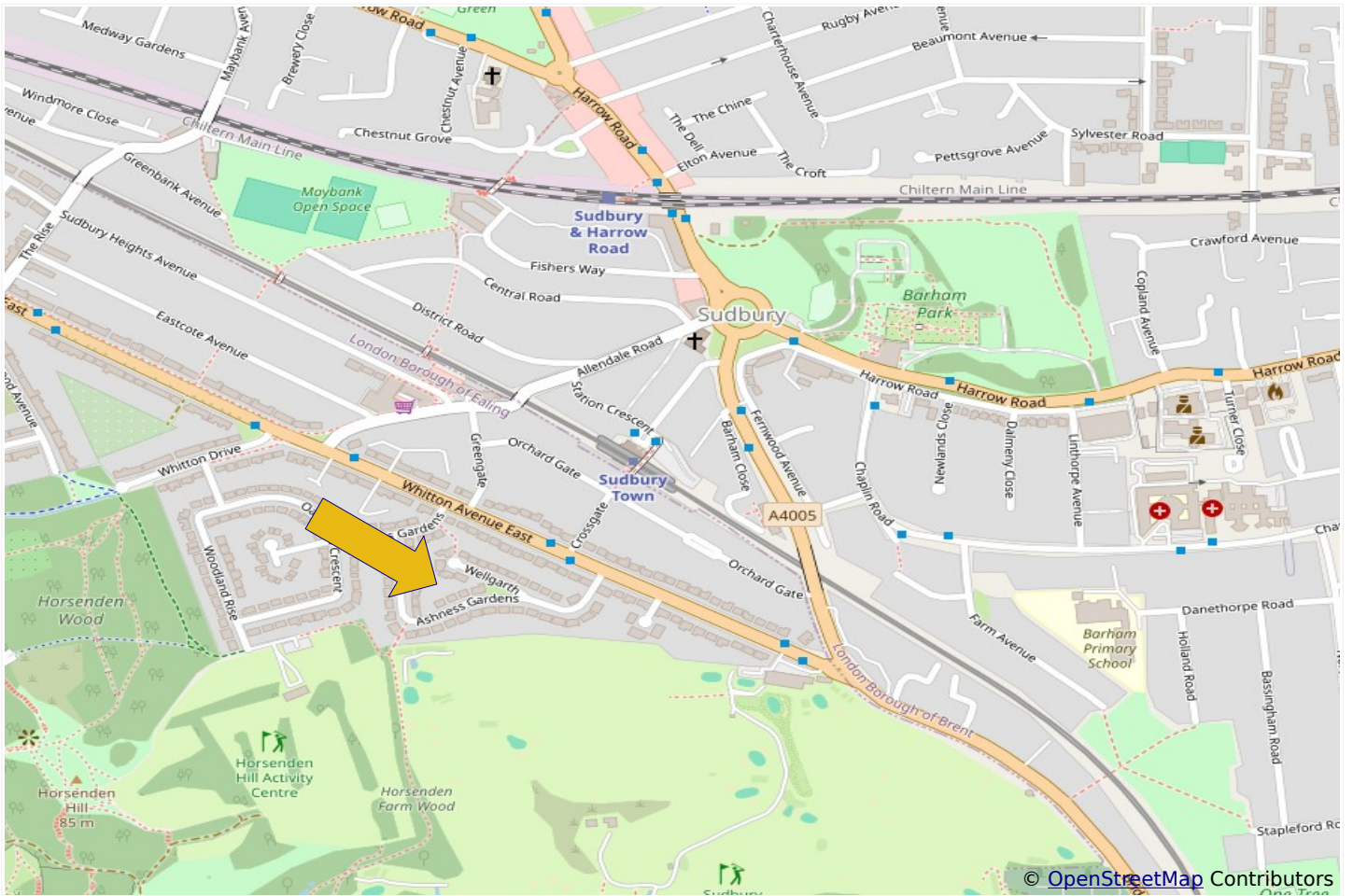
The property is located in an excellent residential position with a South East facing rear garden overlooking Sudbury Golf Course and within ½ mile of Sudbury Town Piccadilly Line Zone 4 station. Horsenden Hill open space, H17 and 487 bus routes are within ¼ mile. Horsenden Primary School, local and multiple shopping facilities are all within 1 mile.

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

*** FULL WIDTH REAR DINING ROOM EXTENSION ***

*** GARAGE WITH OWN DRIVE ***

*** NO UPPER CHAIN ***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	57	
(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 1178.11 SQ. FT / 109.45 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1312.22 SQ. FT / 121.91 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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