

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

ENNISMORE AVENUE GREENFORD UB6 0JW £535,000 Freehold



SPACIOUS THREE BEDROOM END TERRACE HOUSE

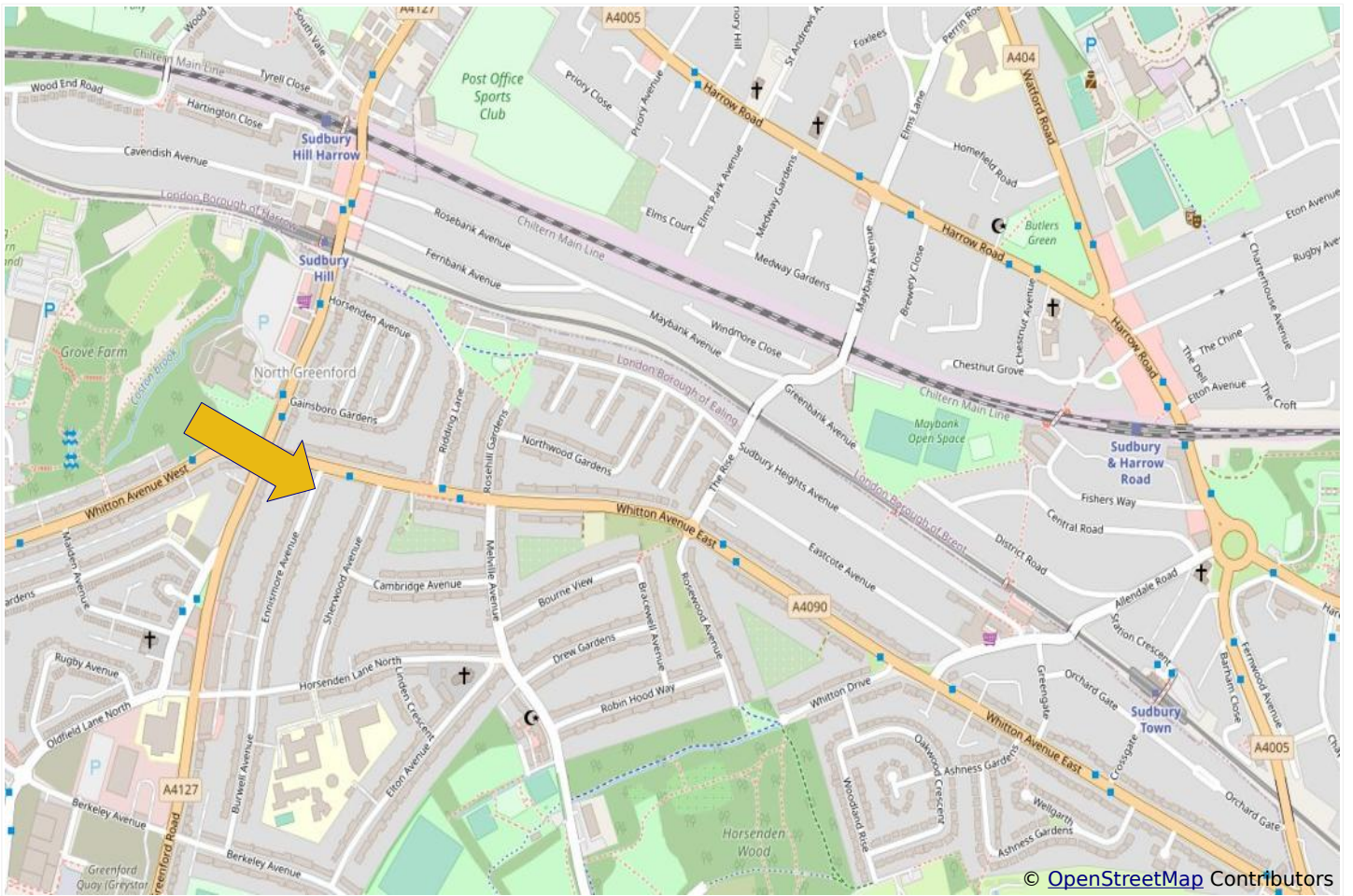
The property is located in a residential side road less than ½ mile from Sudbury Hill Piccadilly Line zone 4 station, local shops, 92, H17 and 487 bus routes. Horsenden Hill open space and Horsenden Primary School are within ¼ mile and the property is approximately ½ mile from Westway multiple shopping centre.

*** TWO RECEPTION ROOMS * FITTED KITCHEN ***

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

*** 99' REAR GARDEN * DOUBLE LENGTH GARAGE ***

*** NO UPPER CHAIN ***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(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 925.69 SQ. FT / 86.00 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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