

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **DARYNGTON DRIVE, GREENFORD, UB6 8BL** **£775,000 Freehold**



### **EXTENDED VERY WELL PRESENTED FOUR BEDROOM SEMI DETACHED HOUSE**

Built during the 1930s, the property is located in a residential side road within ½ mile of Greenford Central Line station and Westway Cross multiple shopping centre. The property is less than ¼ mile from Oldfield Lane Primary School and William Perkin C of E High School.

**\* LOFT CONVERSION WITH EN-SUITE SHOWER ROOM \***

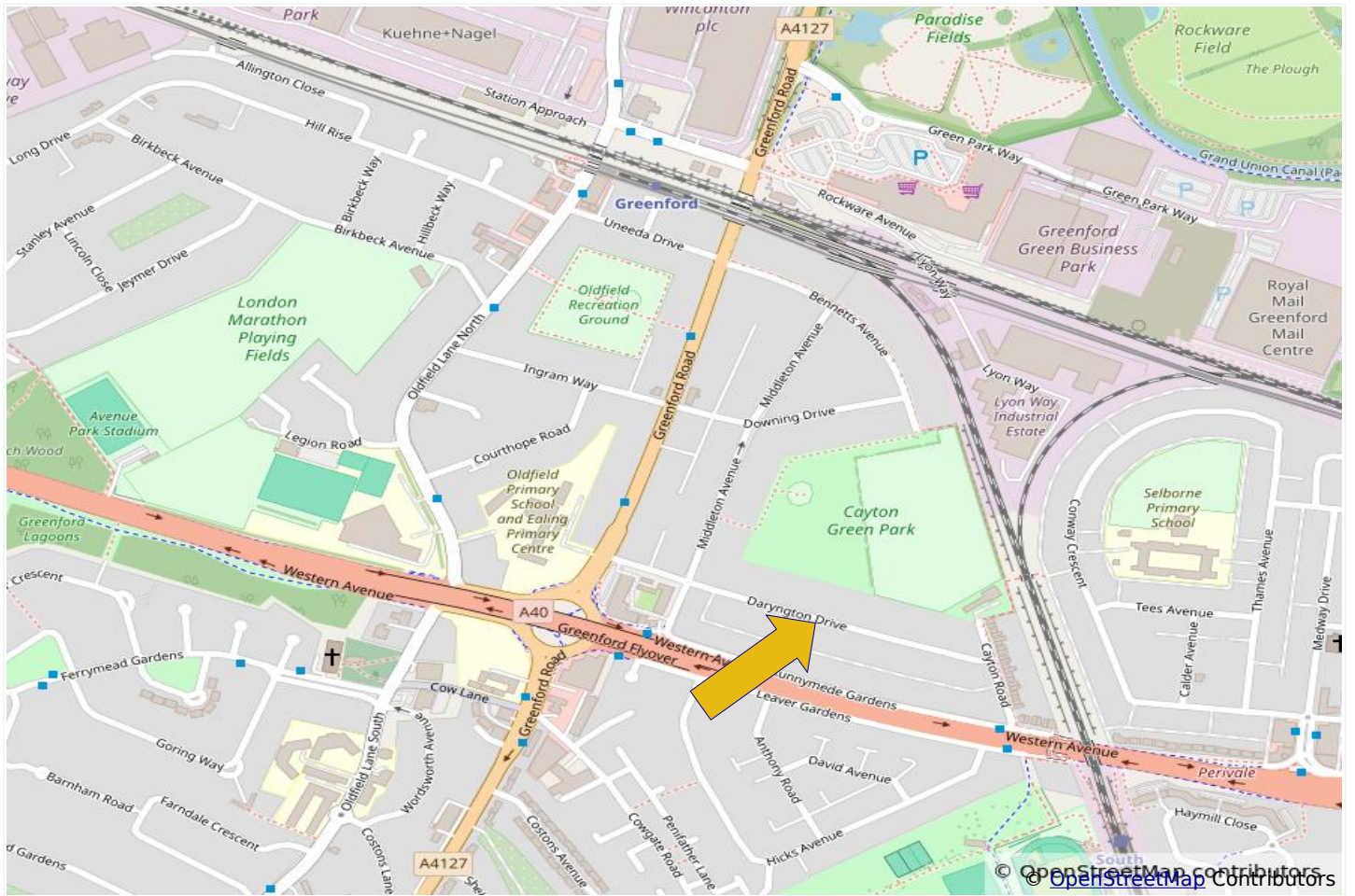
**\* THROUGH LOUNGE LEADING TO 6 METRE OPEN PLAN**

**LIVING ROOM/DINING ROOM EXTENSION \***

**\* SOUTH FACING REAR GARDEN \* 28M2 OUTBUILDING \***

**\* OFF STREET PARKING \***









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



APPROX. GROSS INTERNAL FLOOR AREA 1629.22 SQ. FT / 151.36 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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