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1279 Greenford Road  
Greenford, UB6 0HY

## **WOOD END LANE NORTHOLT UB5 4JR £475,000 Freehold**



### **WELL PRESENTED TWO BEDROOM SEMI-DETACHED HOUSE**

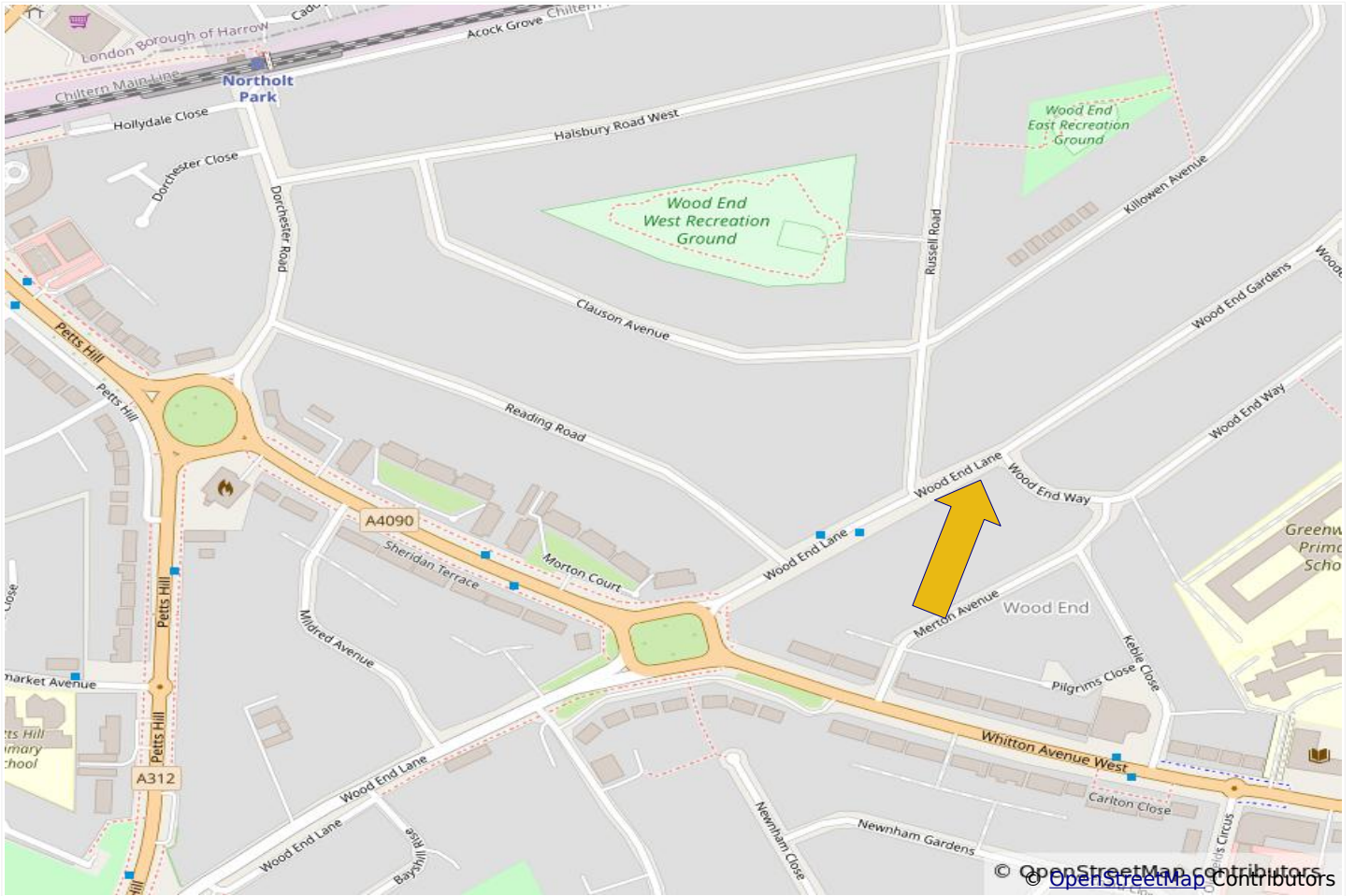
Constructed during the 1930s the property is located in a residential position approximately 1/4 mile from Northolt Park Chiltern Line Overground Station and about ½ mile from Northolt Central Line Station as well as 487 and 140 bus routes, local shopping facilities and Greenwood and Wood End Primary Schools.

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

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

**\* OFF-STREET PARKING FOR TWO CARS \***

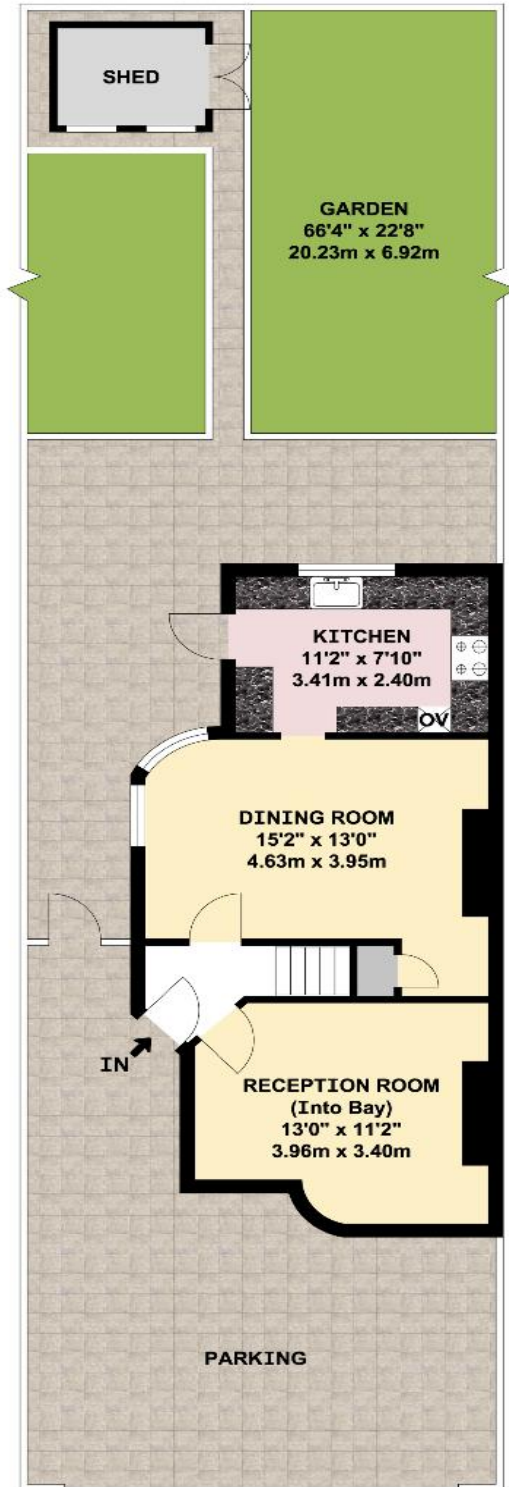
**\* NO UPPER CHAIN \***



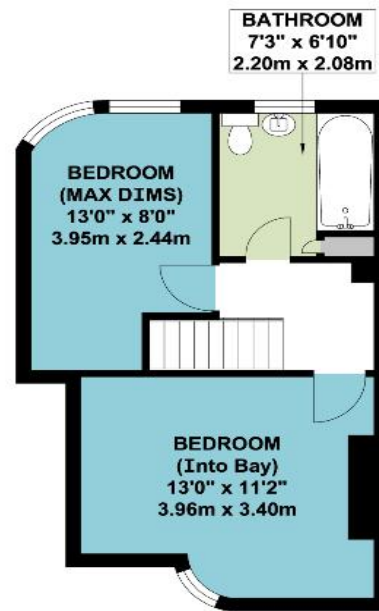




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



**GROUND FLOOR**



**FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 760.90 SQ. FT / 70.69 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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