

020 8864 5678  
www.phillipsco.co.uk

1279 Greenford Road  
Greenford, UB6 0HY

## **OAKINGTON AVENUE HARROW HA2 7JJ** **£665,000 Freehold**



### **EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE**

The property is located in a popular residential area approximately ¼ mile from Rayners Lane (Piccadilly and Metropolitan lines) underground station and local shopping facilities. Central Harrow with its multiple shopping and transport facilities is within 1½ miles of the property.

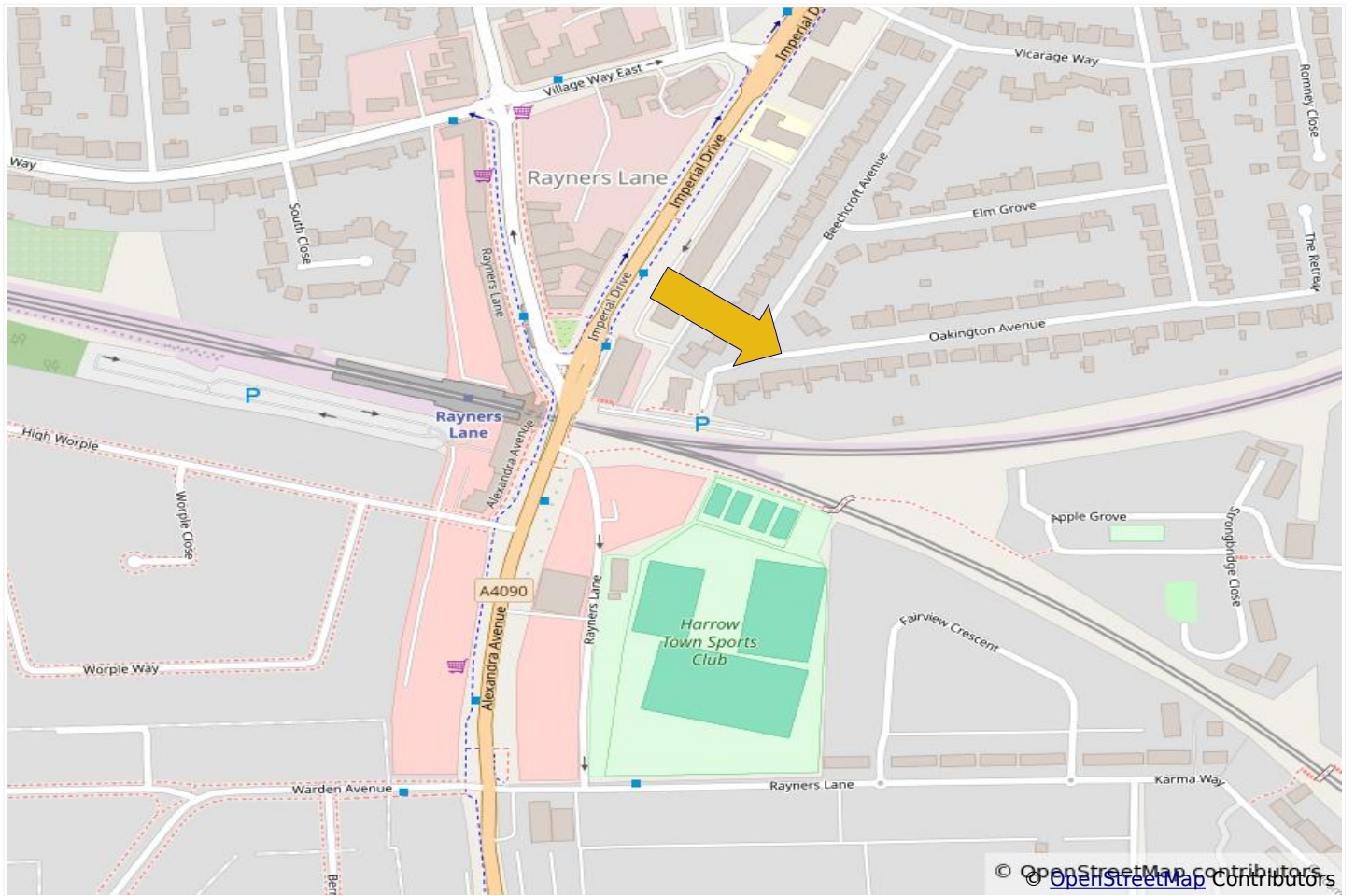
**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \***

**\* THROUGH LOUNGE \* OPEN PLAN KITCHEN/BREAKFAST ROOM \***

**\* ATTACHED GARAGE WITH OWN DRIVE \***

**\* OFF STREET PARKING \* OVER 100' REAR GARDEN \***

**\* NO UPPER CHAIN \***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(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 1209.97 SQ. FT / 112.41 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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