

020 8864 5678  
www.phillipsco.co.uk

1279 Greenford Road  
Greenford, UB6 0HY

## **WHITTON AVENUE EAST GREENFORD UB6 0JP £645,000 Freehold**



### **EXTENDED AND MUCH IMPROVED THREE BEDROOM END TERRACE HOUSE**

Constructed during the 1930s and occupying a commanding position with extensive views across West London the property is approximately ¼ mile from Horsenden Primary School and ½ mile from Sudbury Hill Piccadilly Line (zone 4) Station. H17, 487 & 92 bus routes are all within ¼ mile together with local shopping and recreational facilities.

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

**\* SUPERBLY PRESENTED THROUGHOUT \* GROUND FLOOR SHOWER ROOM/WC \***

**\* FITTED KITCHEN/ BREAKFAST ROOM EXTENSION \***

**\* FITTED WARDROBES IN ALL THREE BEDROOMS \***


**\* BRICK BUILT GARAGE WITH DIRECT REAR ACCESS \***









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		
		
www.EPC4U.com		



APPROX. GROSS INTERNAL FLOOR AREA 1098.56 SQ. FT / 102.06 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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