

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

WHITTON AVENUE EAST GREENFORD UB6 0JP £620,000 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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