

020 8864 5678  
www.phillipsco.co.uk

1279 Greenford Road  
Greenford, UB6 0HY

## **WOODLAND RISE GREENFORD UB6 0RD £650,000 Freehold**



### **EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE**

Constructed during the 1930s the property is located in an excellent residential position overlooking Horsenden Wood to the rear and a few hundred yards from Horsenden Open Space and Golf Courses. Sudbury Town Piccadilly Line Station is within ¼ mile. H17 & 487 bus routes are both within ¼ mile and Horsenden Primary School is approximately ½ mile from the property.

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

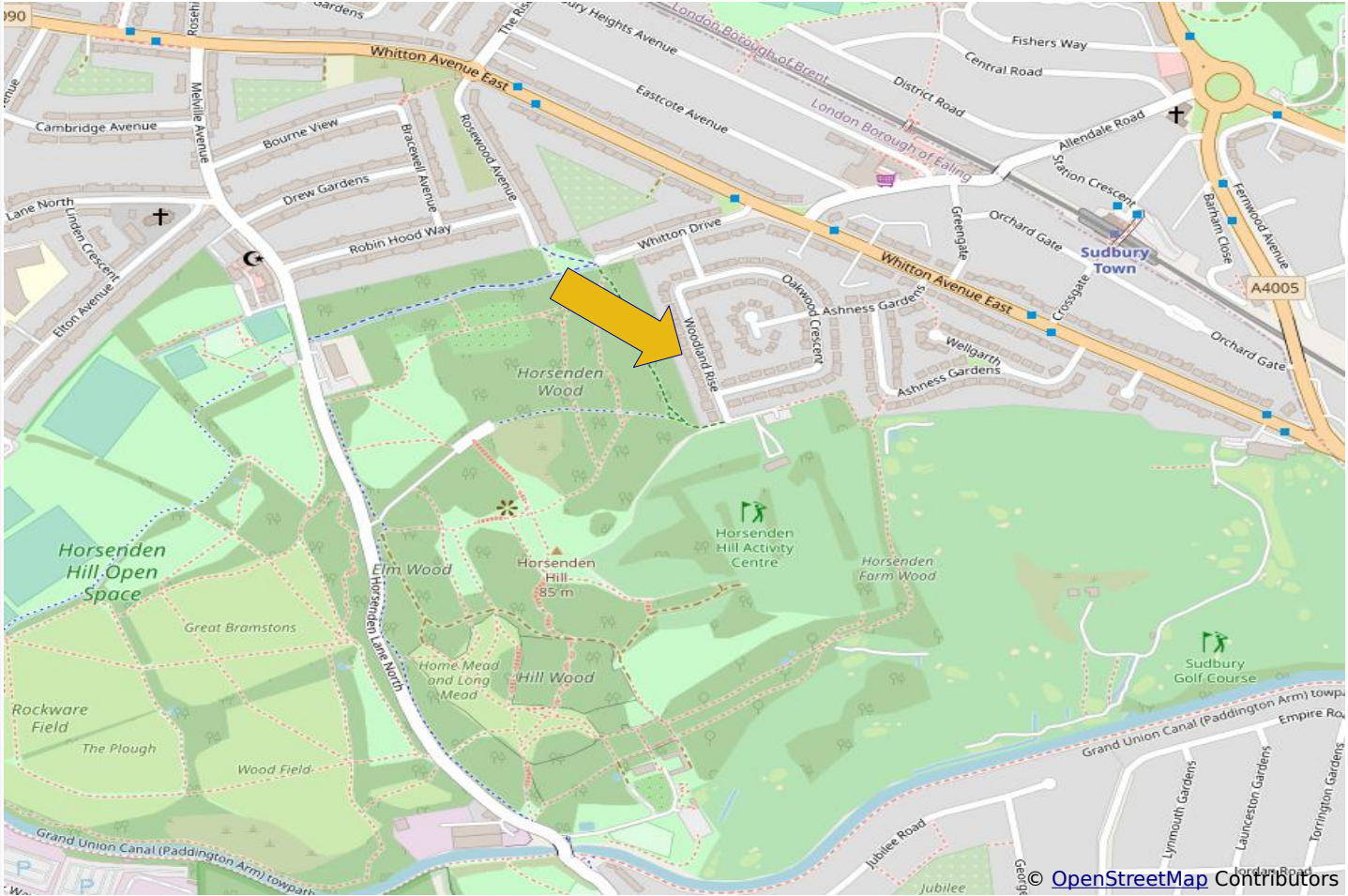
**\* TWO RECEPTION ROOMS \***

**\* EXTENDED KITCHEN & BREAKFAST ROOM \***

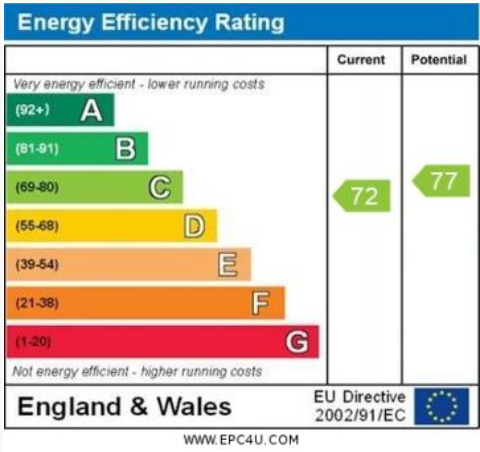
**\* SOUTH WEST FACING REAR GARDEN \* ATTACHED GARAGE WITH OWN DRIVE \***

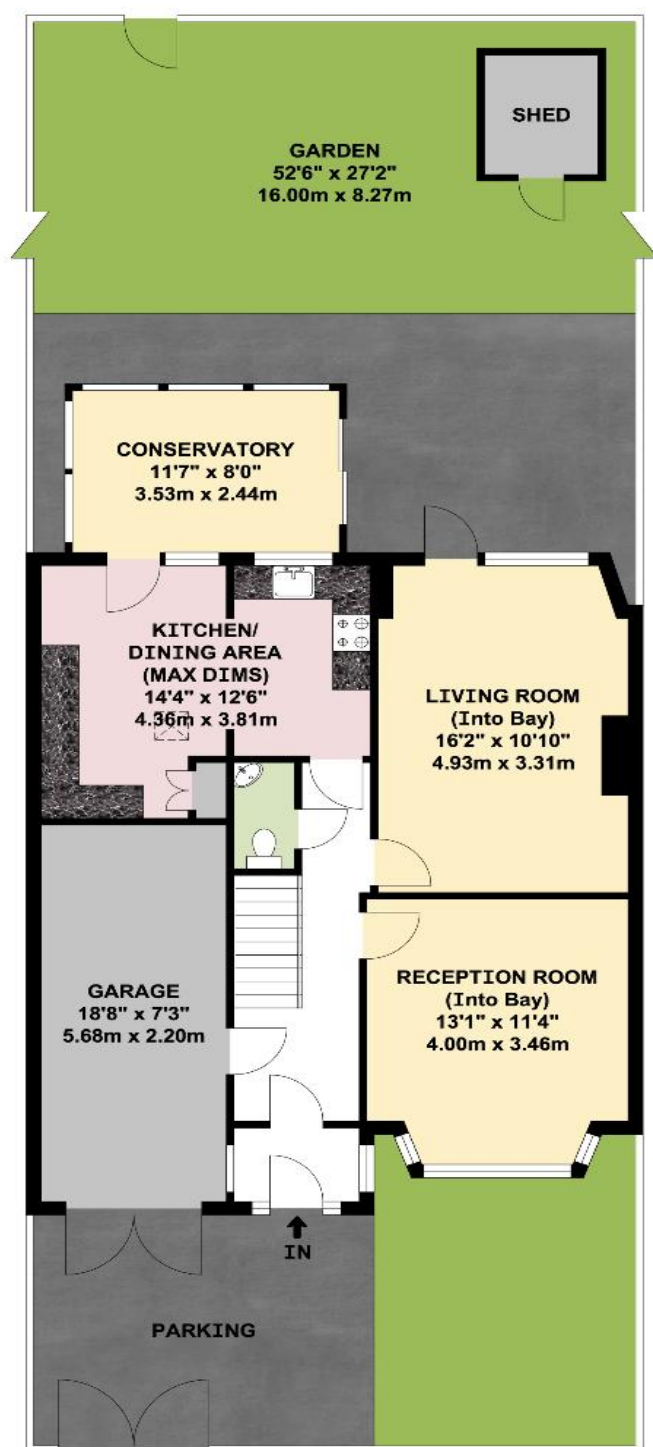
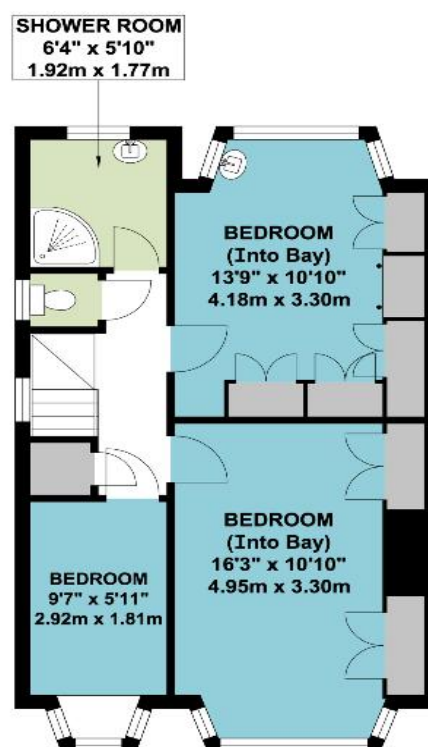
**\* NO UPPER CHAIN \***









**GROUND FLOOR****FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 1091.89 SQ. FT / 101.44 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY & GARAGE 1334.29 SQ. FT / 123.96 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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