

020 8864 5678

www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

HIGHFIELD AVENUE GREENFORD UB6 0JD £720,000 Freehold



MUCH IMPROVED SUPERBLY EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE

Constructed during the 190s the property is located in an excellent residential position a few hundred yards from Sudbury Hill Piccadilly Line Zone 4 Station, local shopping facilities, 92 and H17 bus routes. Sudbury Hill & Harrow Chiltern Line Station is within $\frac{1}{4}$ mile and the property is approximately $\frac{1}{4}$ mile from Horsenden Hill Open Space

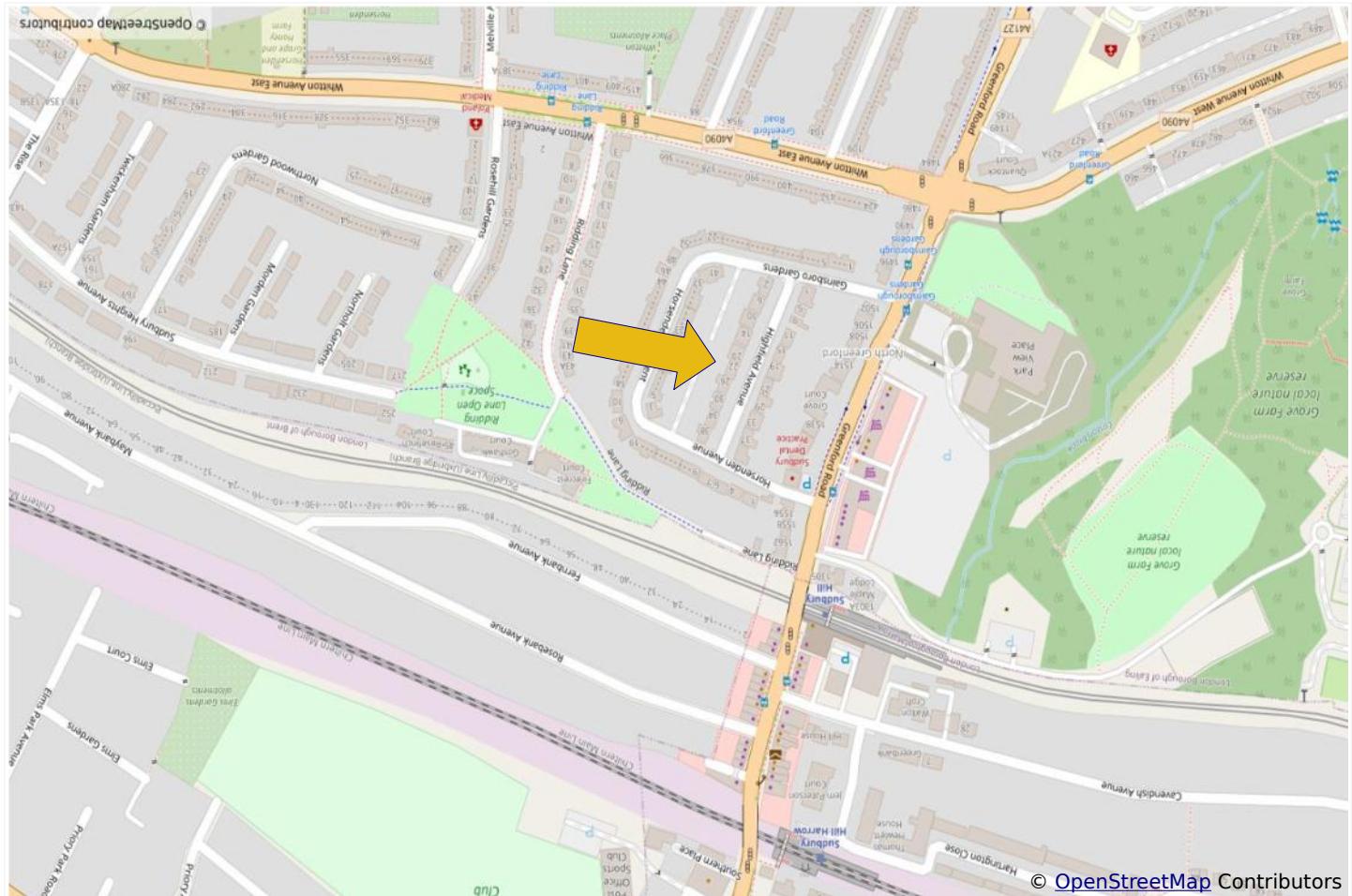
*** EXCELLENT 'B' RATED EPC ***

*** TWO INTER-CONNECTING RECEPTION ROOMS ***

*** COMPREHENSIVELY FITTED KITCHEN/BREAKFAST ROOM ***

*** BRICK BUILT OUTBUILDING * AMPLE OFF-STREET PARKING TO FRONT ***

*** NO UPPER CHAIN ***





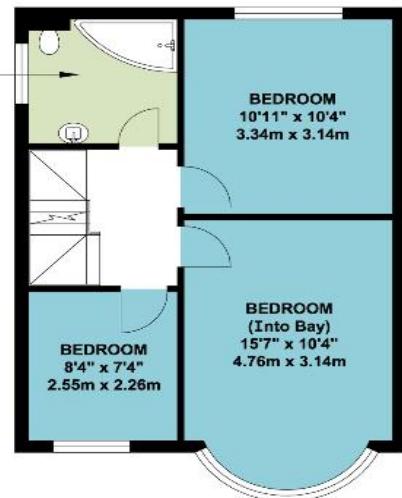
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1436.12 SQ. FT / 133.42 SQ. M
APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE OUTBUILDING 1643.43 SQ. FT / 152.68 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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