PHILLIPS & CO

Estate Agents, Chartered Surveyors & Valuers

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

BURWELL AVENUE GREENFORD UB6 0NU
£799,950 Freehold

SPECTACULAR AND LAVISHLY IMPROVED FIVE BEDROOM END TERRACE HOUSE

The property is located in an excellent residential position a few hundred yards from Horsenden Primary School and Horsenden Hill Open Space.
Sudbury Hill Piccadilly Line and Greenford Central Line (zone 4) stations are within ½ mile and H17, 487 & 92 bus routes are all within ½ mile as well as local shopping and recreational facilities.

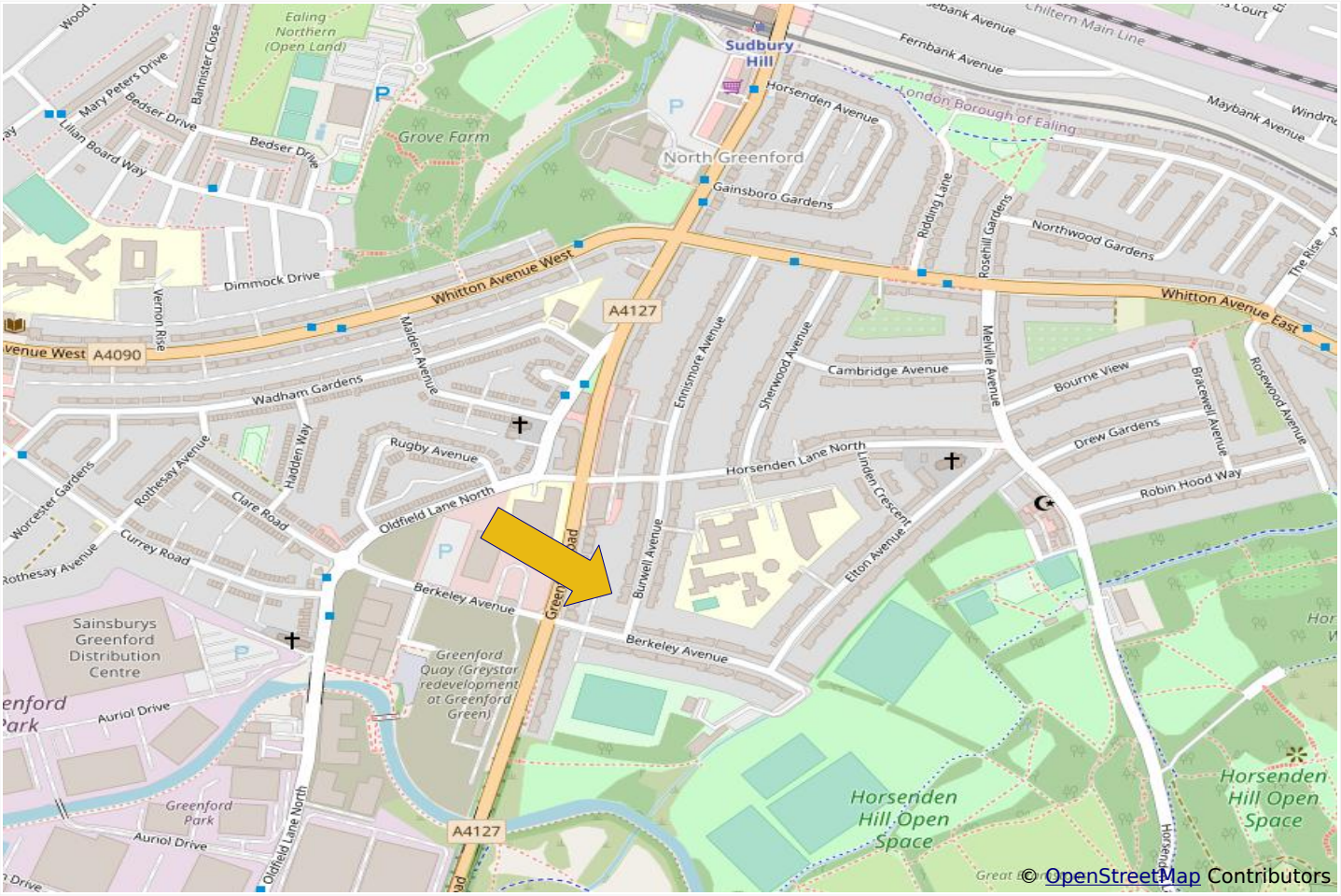
*** GAS CENTRAL HEATING * GROUND FLOOR UNDERFLOOR HEATING TO PART ***

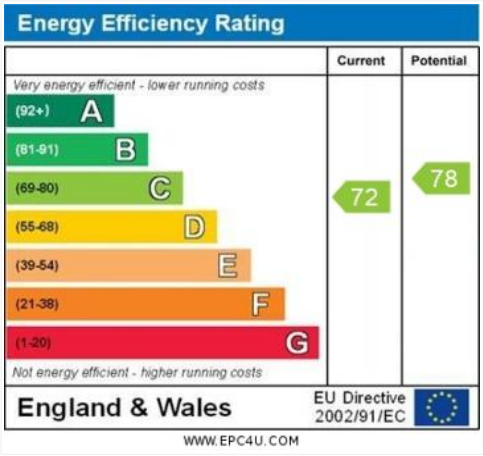
*** DOUBLE GLAZING * GROUND FLOOR SHOWER ROOM/WC ***

*** SUPERBLY APPOINTED KITCHEN * FIXED STAIRCASE TO FITTED OUT LOFT AREA ***

*** IMMACULATE 82' REAR GARDEN ***

*** OFF-STREET PARKING FOR MULTIPLE CARS ***


Ealing Northern (Open Land)
Sudbury Hill
Chiltern Main Line
Fernbank Avenue
Horsenden Avenue
London Borough of Ealing
Maybank Avenue
Grove Farm
North Greenford
Gainsboro Gardens
Ridding Lane
Rosehill Gardens
Northwood Gardens
Dimmock Drive
Whitton Avenue West
Whitton Avenue East
A4127
A4090
Vernon Rise
Malden Avenue
Ennismore Avenue
Sherwood Avenue
Cambridge Avenue
Melville Avenue
Bourne View
Bracewell Avenue
Rosewood Avenue
Drew Gardens
Robin Hood Way
Wadham Gardens
Rugby Avenue
Horsenden Lane North
Linden Crescent
Elton Avenue
Burwell Avenue
Oldfield Lane North
Clare Road
Currey Road
Berkeley Avenue
Greenford Quay (Greystar redevelopment at Greenford Green)
Sainsburys Greenford Distribution Centre
Auriol Drive
Greenford Park
Horsenden Hill Open Space
© OpenStreetMap Contributors


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
78
England & Wales
EU Directive 2002/91/EC
WWW.EPC4U.COM

APPROX. GROSS INTERNAL FLOOR AREA 1589.29 SQ. FT / 147.65 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE LOFT ROOM 1897.35 SQ. FT / 176.27 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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