

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

GREENFORD ROAD, GREENFORD, UB6 0DP **£540,000 Freehold**



WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE

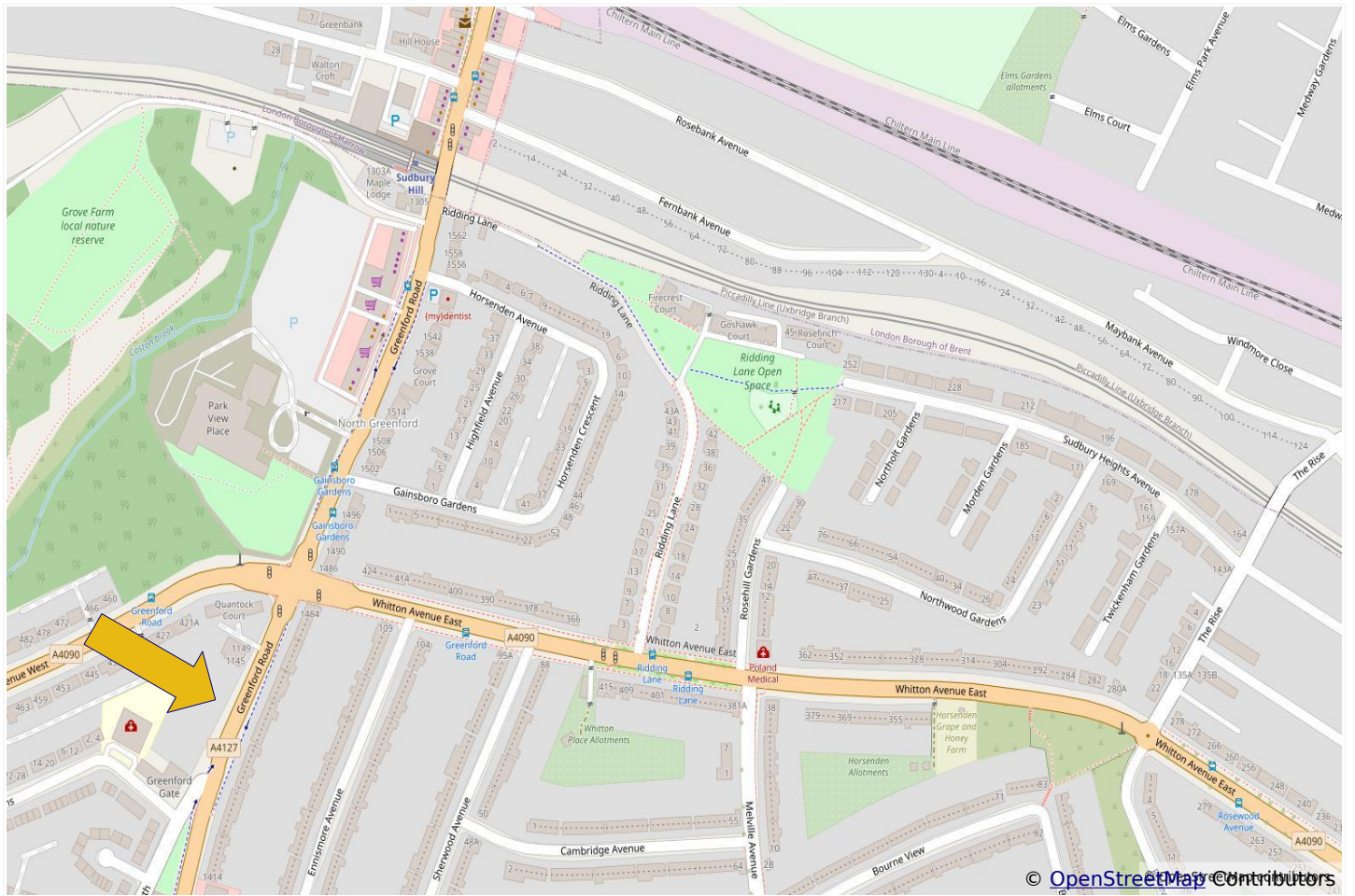
Constructed during the 1930s, the property is located approximately $\frac{1}{4}$ mile from Sudbury Hill Piccadilly Line zone 4 station and less than $\frac{1}{2}$ mile from Sudbury Hill Chiltern Branch Line station. Greenford Central Line station is approximately $\frac{1}{2}$ mile from the property and Horsenden Primary school is within $\frac{1}{4}$ mile.

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

*** TWO RECEPTION ROOMS * REFITTED KITCHEN ***

*** MATURE 85' WEST FACING REAR GARDEN ***

*** GARAGE TO REAR ***





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA 954.32 SQ. FT / 88.66 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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