PHILLIPS & CO

Estate Agents, Chartered Surveyors & Valuers

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

WOOD END ROAD, HARROW HA1 3PS
£750,000 Freehold

EXCEPTIONALLY WELL PRESENTED & IMPROVED EXTENDED THREE BEDROOM SEMI DETACHED HOUSE

Constructed during the 1930s, the property is located in an excellent residential area within walking distance of Sudbury Hill Piccadilly Line (zone 4) Station, Sudbury Hill, Harrow Chiltern Line (zone 4) station , schools, shops, 92 and H17 bus routes.

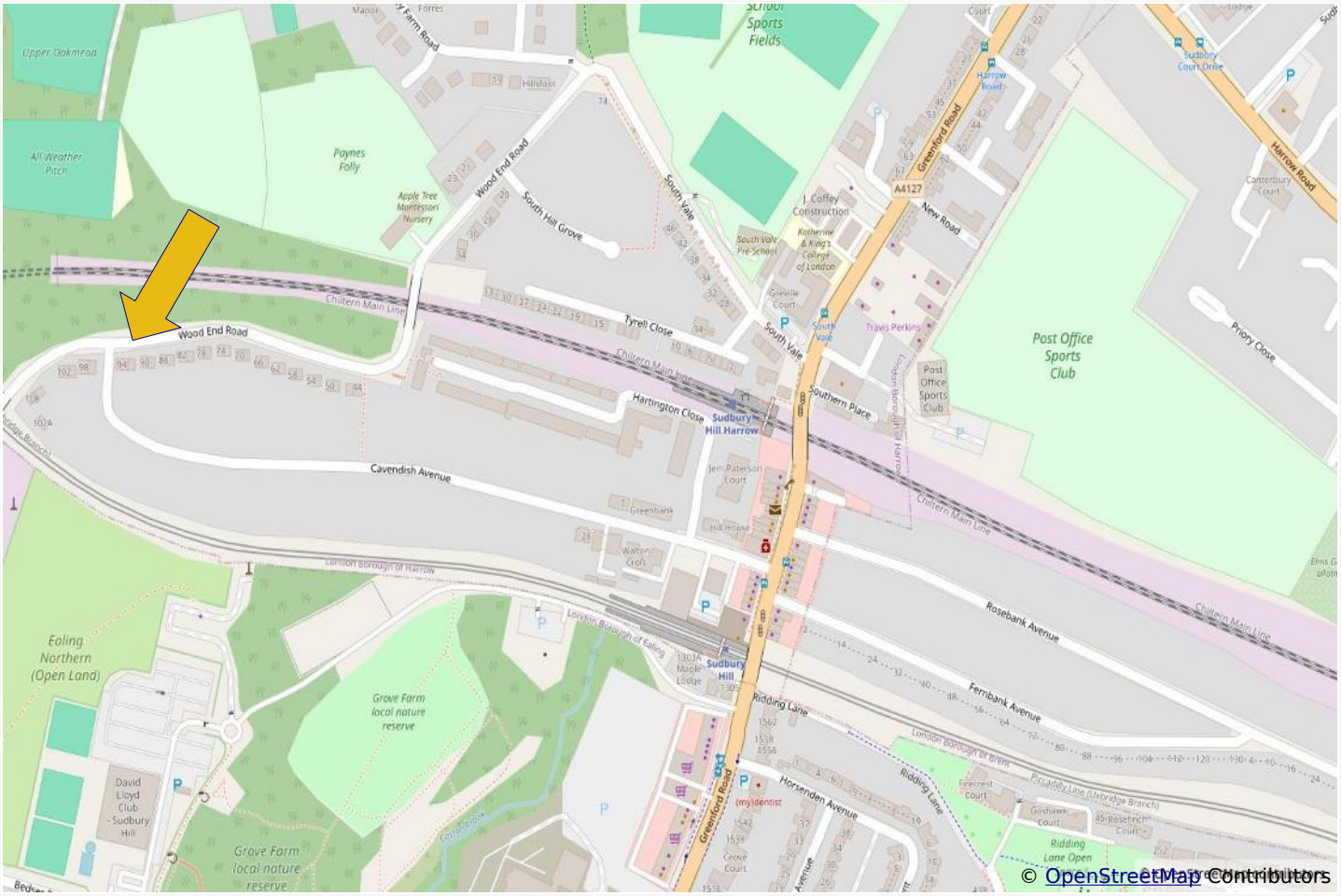
*** BEAUTIFULLY PRESENTED HOME WITH ORIGINAL PERIOD CHARACTER ***

***RECENTLY INSTALLED BESPOKE FITTED KITCHEN/BREAKFAST ROOM ***

***STYLISHLY APPOINTED SHOWER ROOM/WC * GROUND FLOOR CLOAKROOM/WC ***

*** SUPERBLY LANDSCAPED AND WELL-MAINTAINED 100'+ SOUTH-FACING REAR GARDEN ***

*** ATTACHED GARAGE WITH PRIVATE DRIVEWAY ***


Upper Oakmead
All Weather Pitch
Paynes Folly
Apple Tree Montessori Nursery
Wood End Road
South Hill Grove
South Vale
Chiltern Main Line
Tyrell Close
Hartington Close
Sudbury Hill Harrow
Cavendish Avenue
London Borough of Harrow
Ealing Northern (Open Land)
Grove Farm local nature reserve
David Lloyd Club - Sudbury Hill
Sudbury Hill
Ridding Lane
Rosebank Avenue
Fernbank Avenue
Horsenden Avenue
Greenford Road
Ridding Lane Open
Post Office Sports Club
Priory Close
Southern Place
New Road
A4127
Harrow Road
Sudbury Court Drive
J. Coffey Construction
Katherine & King's College of London
South Vale Pre-School
Travis Perkins
Greenford Road
School Sports Fields
© OpenStreetMap Contributors

A TASTE FOR WINE

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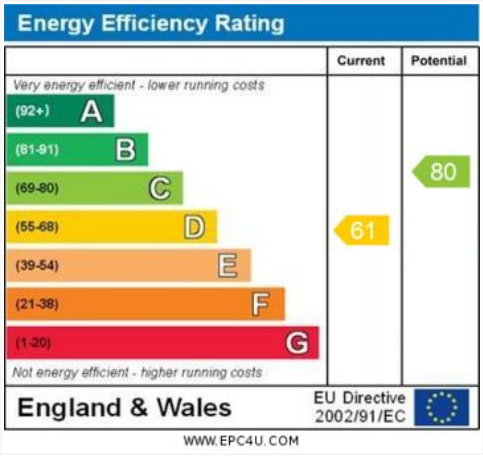
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
61
80
England & Wales
EU Directive 2002/91/EC
WWW.EPC4U.COM

GROUND FLOOR **FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 1090.92 SQ. FT / 101.35 SQ. M
APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1253.02 SQ. FT / 116.41 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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