

020 8864 5678  
www.phillipsco.co.uk

1279 Greenford Road  
Greenford, UB6 0HY

## **OAKWOOD CRESCENT, GREENFORD UB6 0RQ** **£575,000 Freehold**



### **IMPROVED VERY WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE**

Constructed during the 1930s the property is located in an excellent residential position a few hundred yards from Horsenden open space and golf courses and ¼ mile from Sudbury Town Piccadilly Line zone 4 station, H17 and 487 bus routes as well as local shopping and recreational facilities.

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

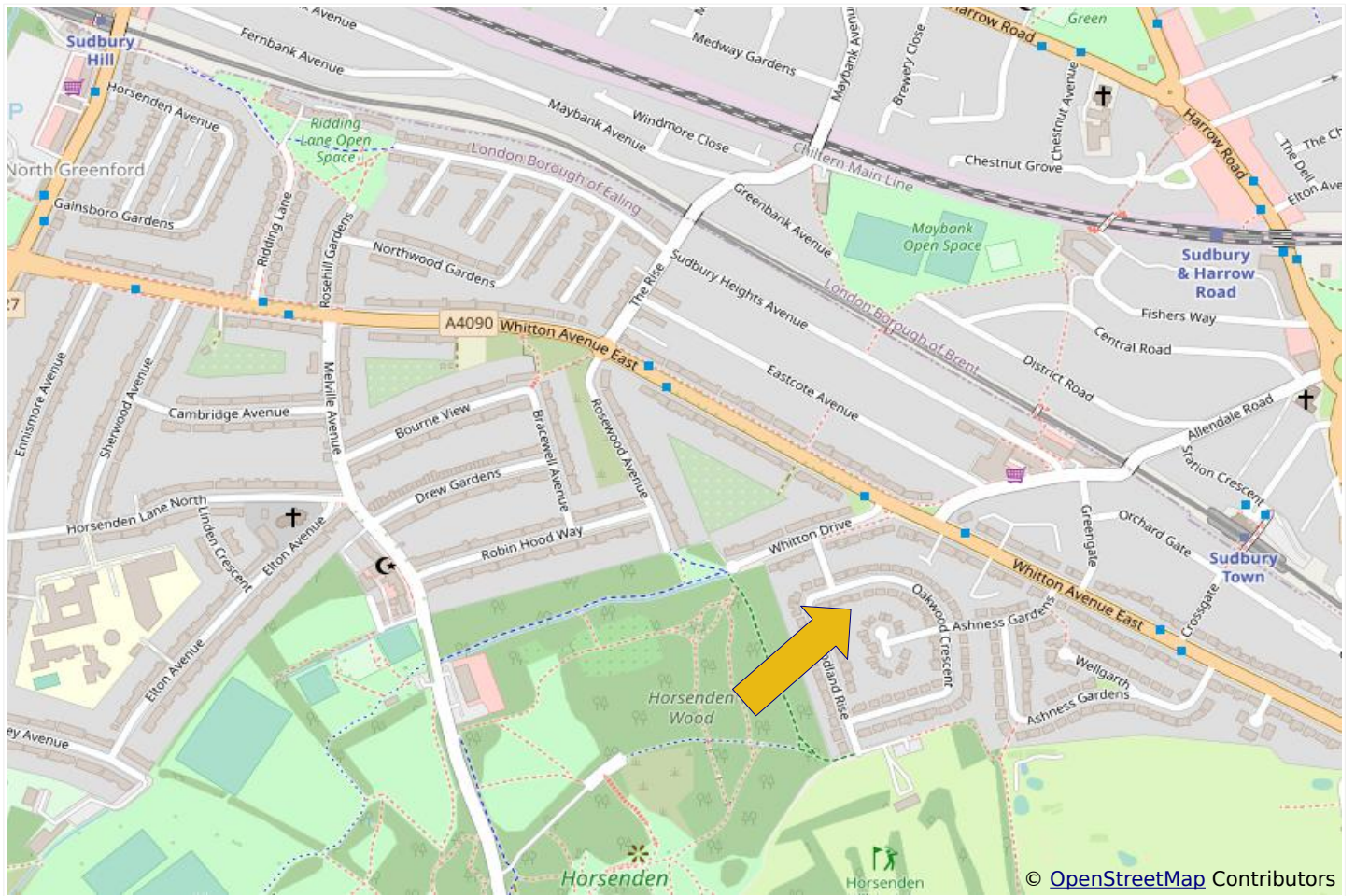
**\* FITTED KITCHEN \* RE-FITTED BATHROOM/WC \***

**\* SOUTH EAST FACING REAR GARDEN \***

**\* CHAIN FREE \***

**\* GARAGE \***









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



APPROX. GROSS INTERNAL FLOOR AREA 845.18 SQ. FT / 78.52 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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