

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

ROBIN HOOD WAY GREENFORD UB6 7QN £545,000 Freehold



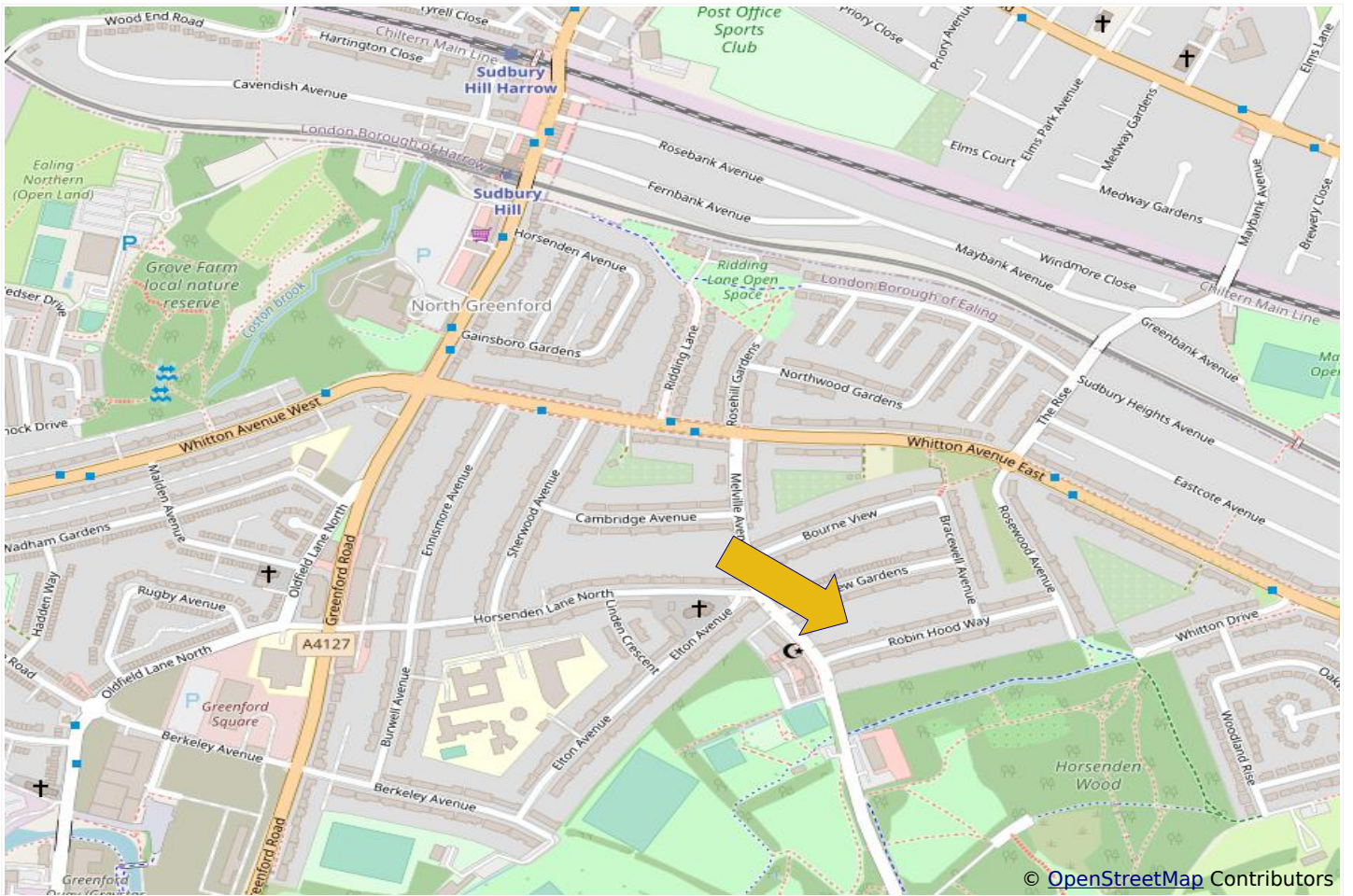
EXTENDED WELL PRESENTED THREE BEDROOM HOUSE

Constructed during the 1930s the property is located in a residential side road a few hundred yards from Horsenden Primary School and Horsenden Hill Open Space. Sudbury Hill Piccadilly Line (zone 4) and Chiltern Overground stations are within ½ mile. H17, 487 & 92 bus routes are all within ¼ mile together with local shopping and recreational facilities.

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

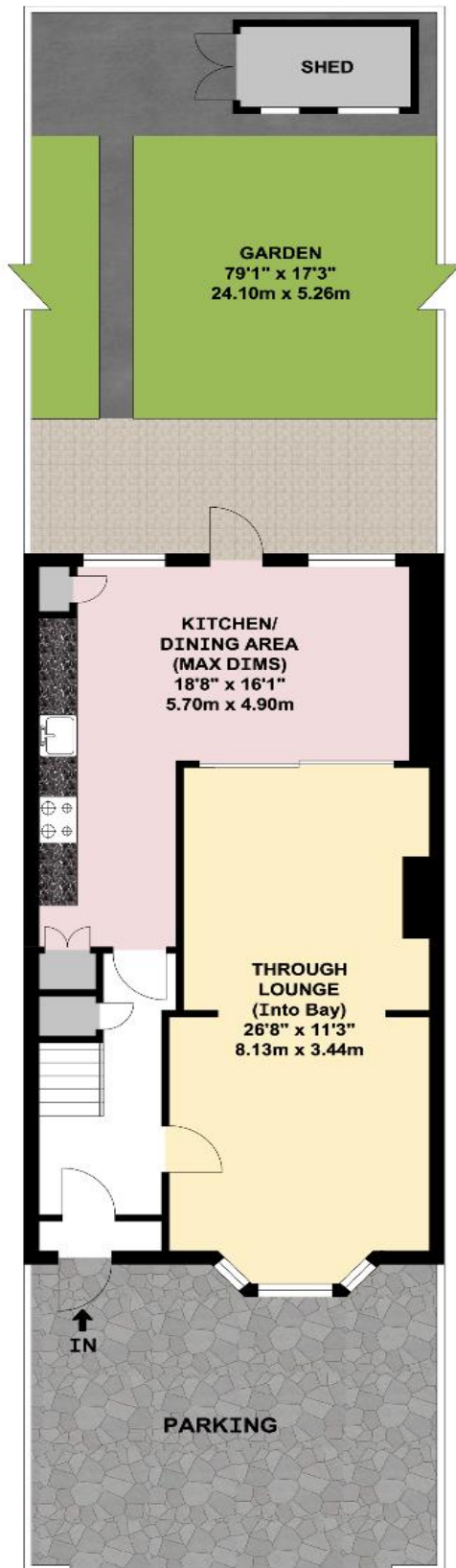
***ATTRACTIVE & WELL MAINTAINED 79' REAR GARDEN ***

*** OFF-STREET PARKING ***

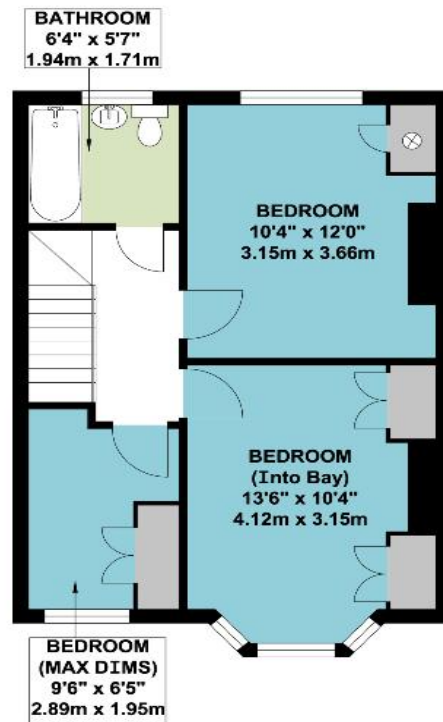




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	87	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 993.29 SQ. FT / 92.28 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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