

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

HORSENDEN LANE NORTH GREENFORD UB6 0PF £300,000 Freehold



EXTENDED IMPROVED & VERY WELL PRESENTED THREE BEDROOM HOUSE

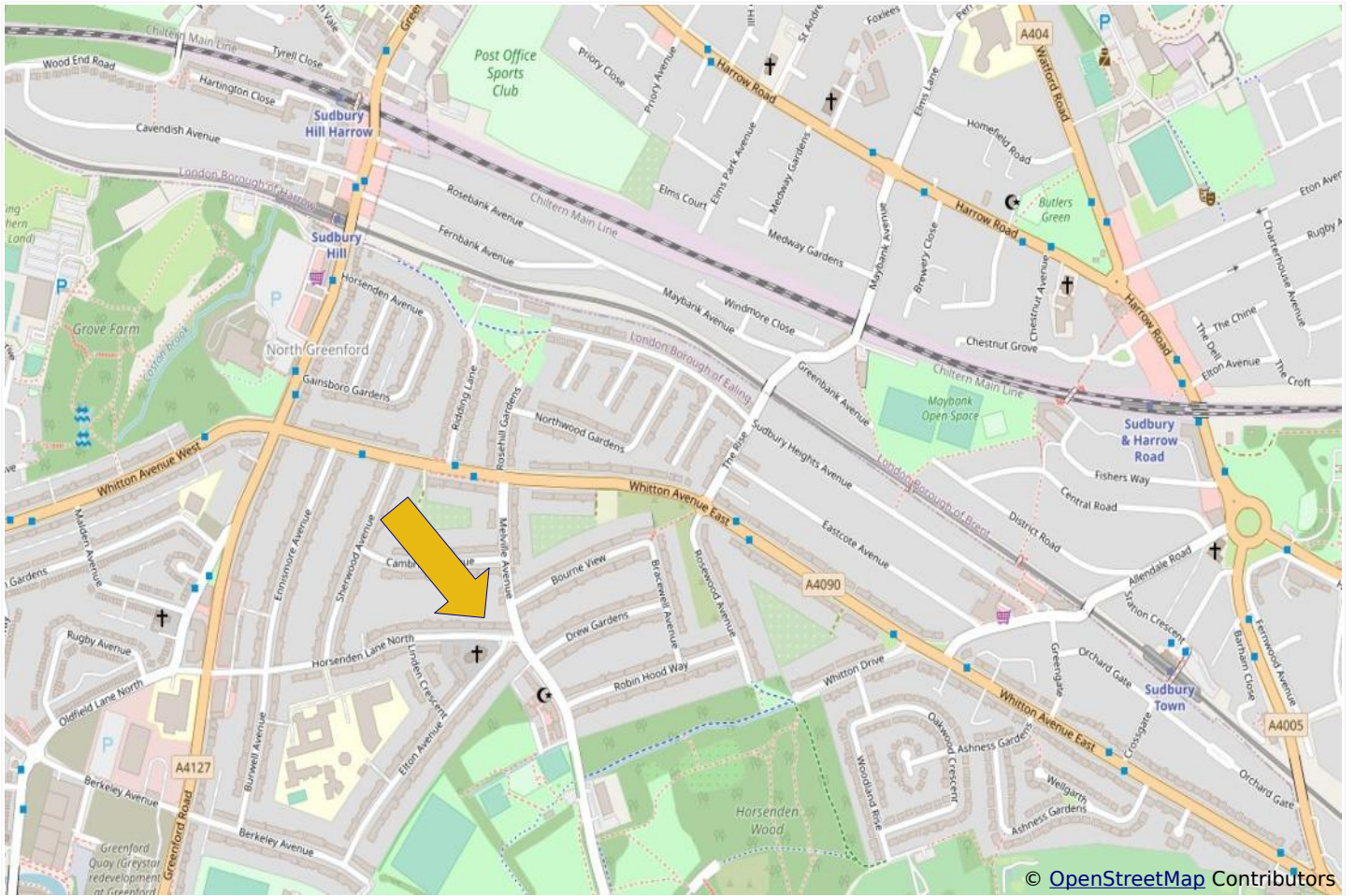
Constructed during the 1930s the property is located in an excellent residential position a few hundred yards from Horsenden Primary School. Sudbury Hill Piccadilly Line and Greenford Central Line (zone 4) stations are within approximately ½ mile. H17, 487 & 92 bus routes are all within approximately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

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

*** RECENTLY UPGRADED AND RE-DECORATED THROUGHOUT ***

*** PATIO GARDEN * OFF-STREET PARKING ***

*** NO UPPER CHAIN ***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	80	
(55-68)	D		
(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 1108.68 SQ. FT / 103.00 SQ. M

COUNCIL TAX BAND

To be confirmed

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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