

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **OAKWOOD CRESCENT GREENFORD UB6 0RF £580,000 Freehold**



### **ATTRACTIVE AND VERY WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE**

An excellent example of one of the very popular 1930s John Laing built houses located in a quiet residential position a few hundred yards from Horsenden open space and golf courses and  $\frac{1}{4}$  mile from Sudbury Town Piccadilly Line zone 4 station H17 and 487 bus routes as well as local shopping and recreational facilities are all within  $\frac{1}{4}$  mile.

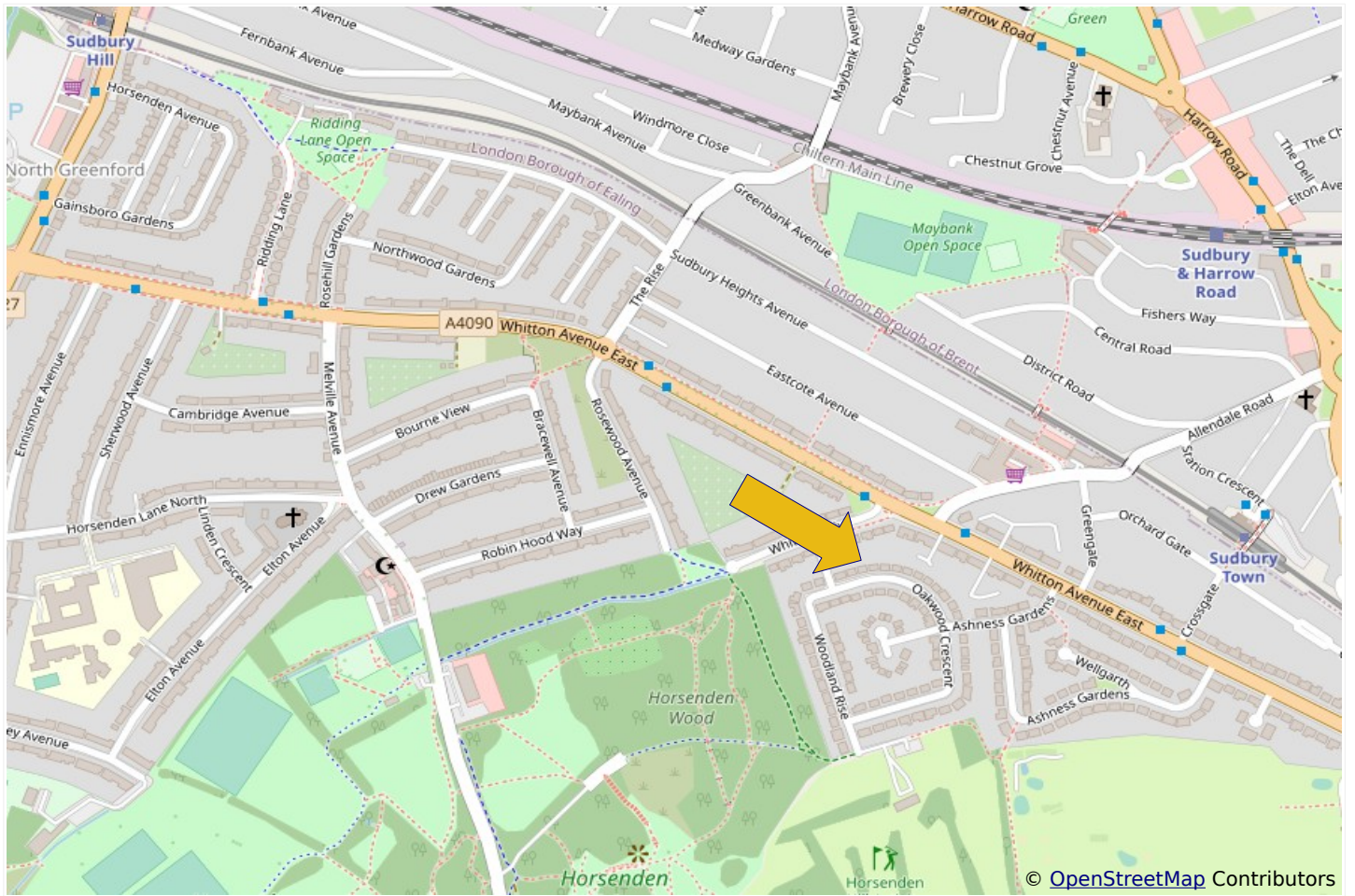
**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \***

**\* MODERN FITTED KITCHEN \***

**\* 27' THROUGH LOUNGE \* RE-FITTED BATHROOM/WC \***

**\* GARAGE \* NO UPPER CHAIN \***

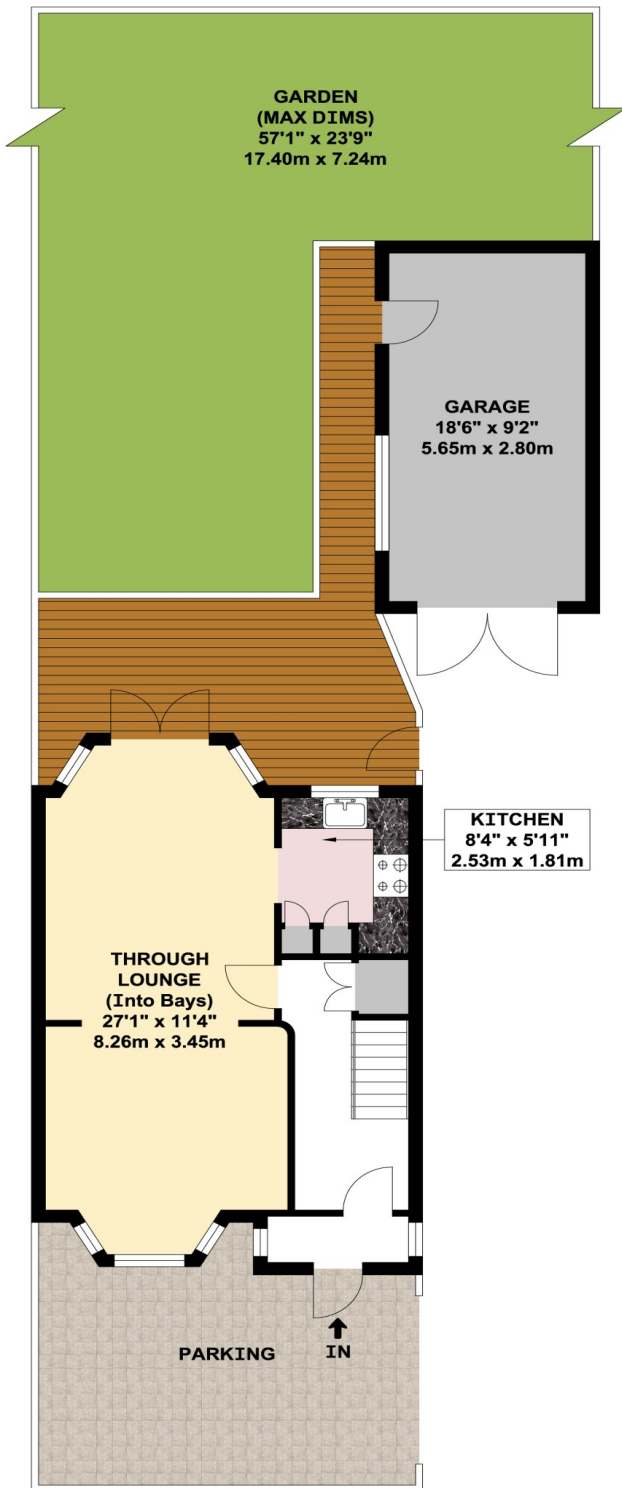




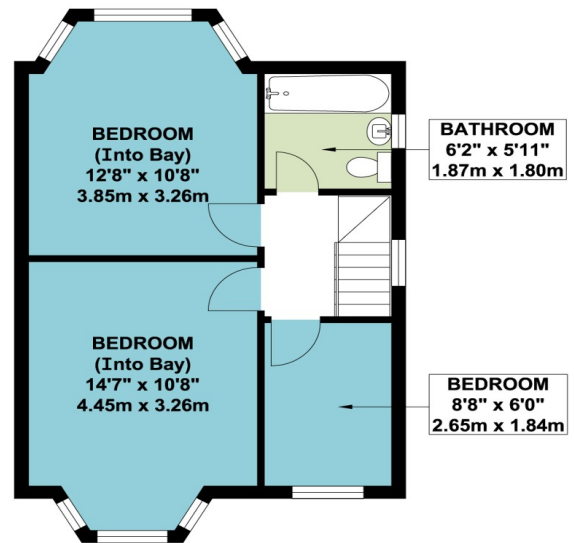




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**GROUND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 843.78 SQ. FT / 78.39 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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