

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **BERKELEY AVENUE GREENFORD UB6 0NY £500,000 Freehold**



### **EXTENDED AND WELL PRESENTED THREE BEDROOM HOUSE**

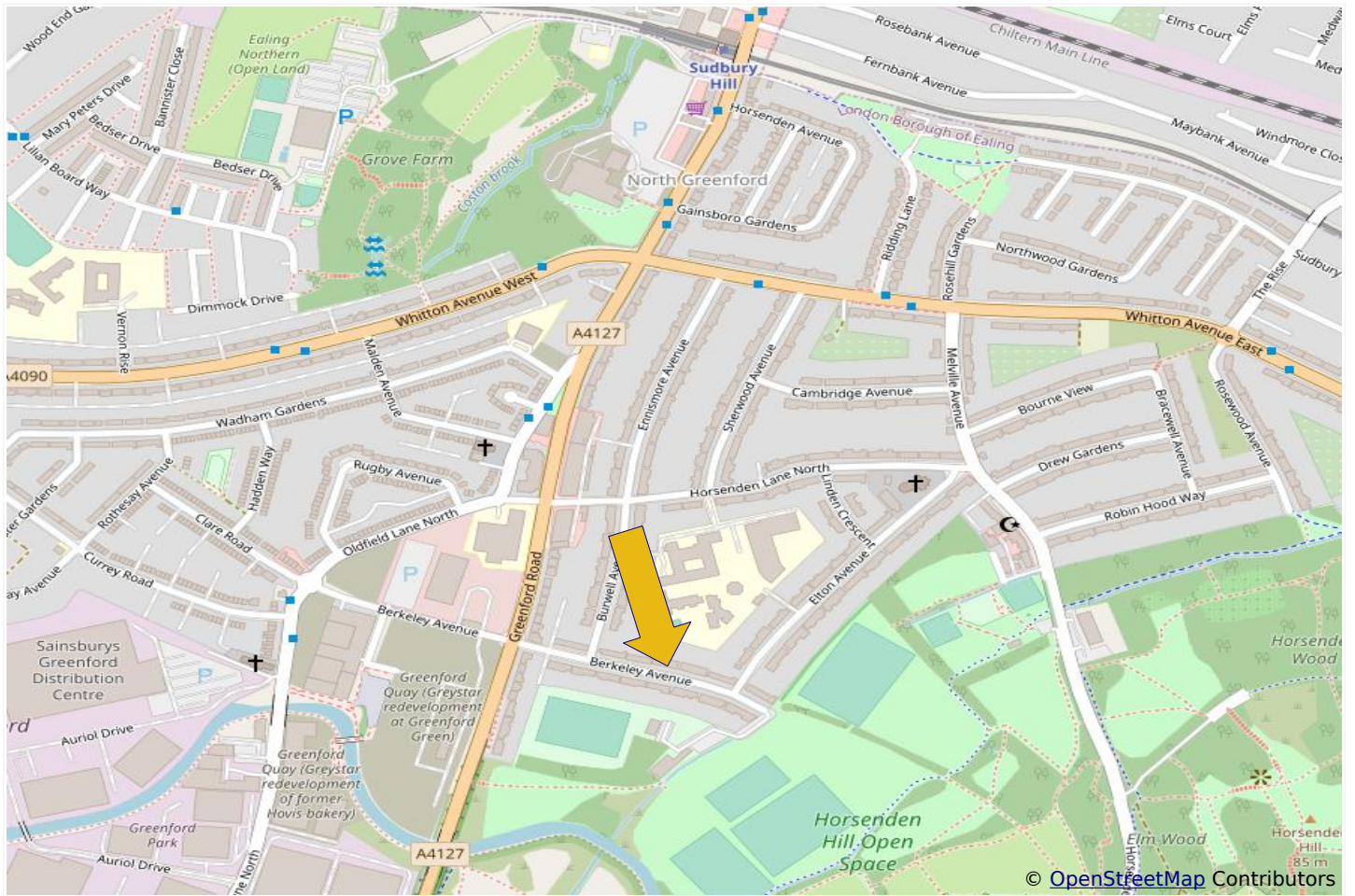
Constructed during the 1930s the property is located in an excellent residential position adjacent to Berkeley Fields Horsenden Hill and a few hundred yards from Horsenden Primary School. Sudbury Hill Piccadilly Line and Greenford Central Line (zone 4) stations are within approx. ½ mile. H17, 487 & 92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

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

**\* TWO RECEPTION ROOMS \* FITTED KITCHEN \***

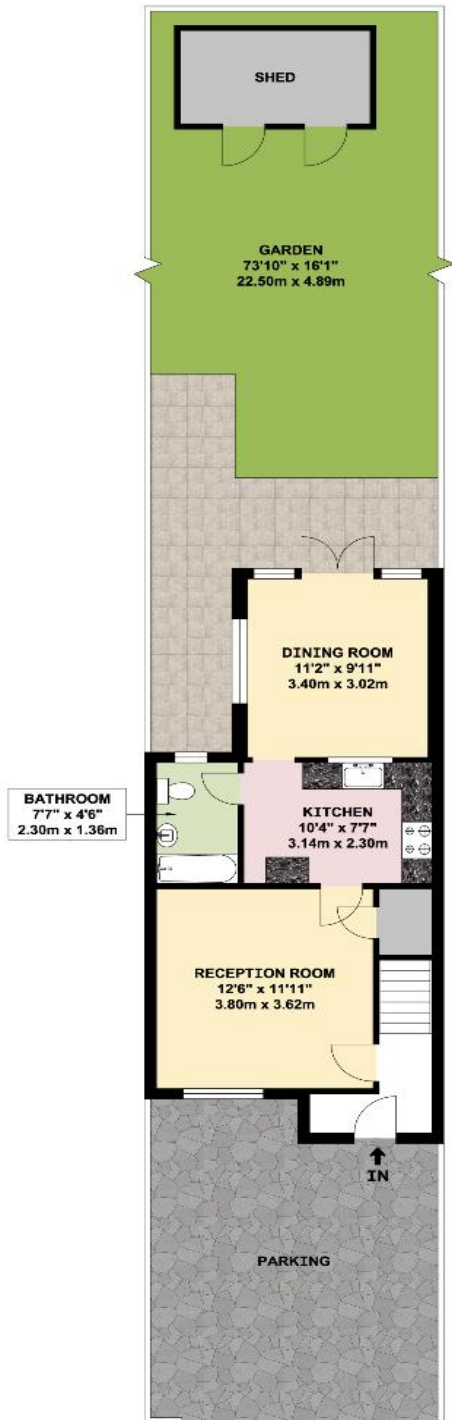
**\* 73' SOUTH FACING REAR GARDEN \***

**\* OFF-STREET PARKING \***

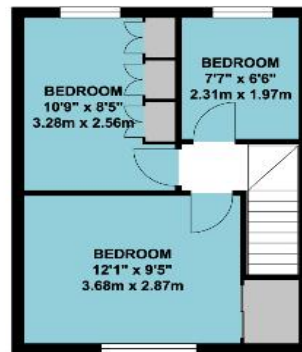




| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 85        |
| (69-80)                                     | <b>C</b> | 70                      |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (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 746.36 SQ. FT / 69.34 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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