

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

ROBIN HOOD WAY GREENFORD UB6 7QW £520,000 Freehold



ATTRACTIVE WELL PRESENTED THREE BEDROOM HOUSE

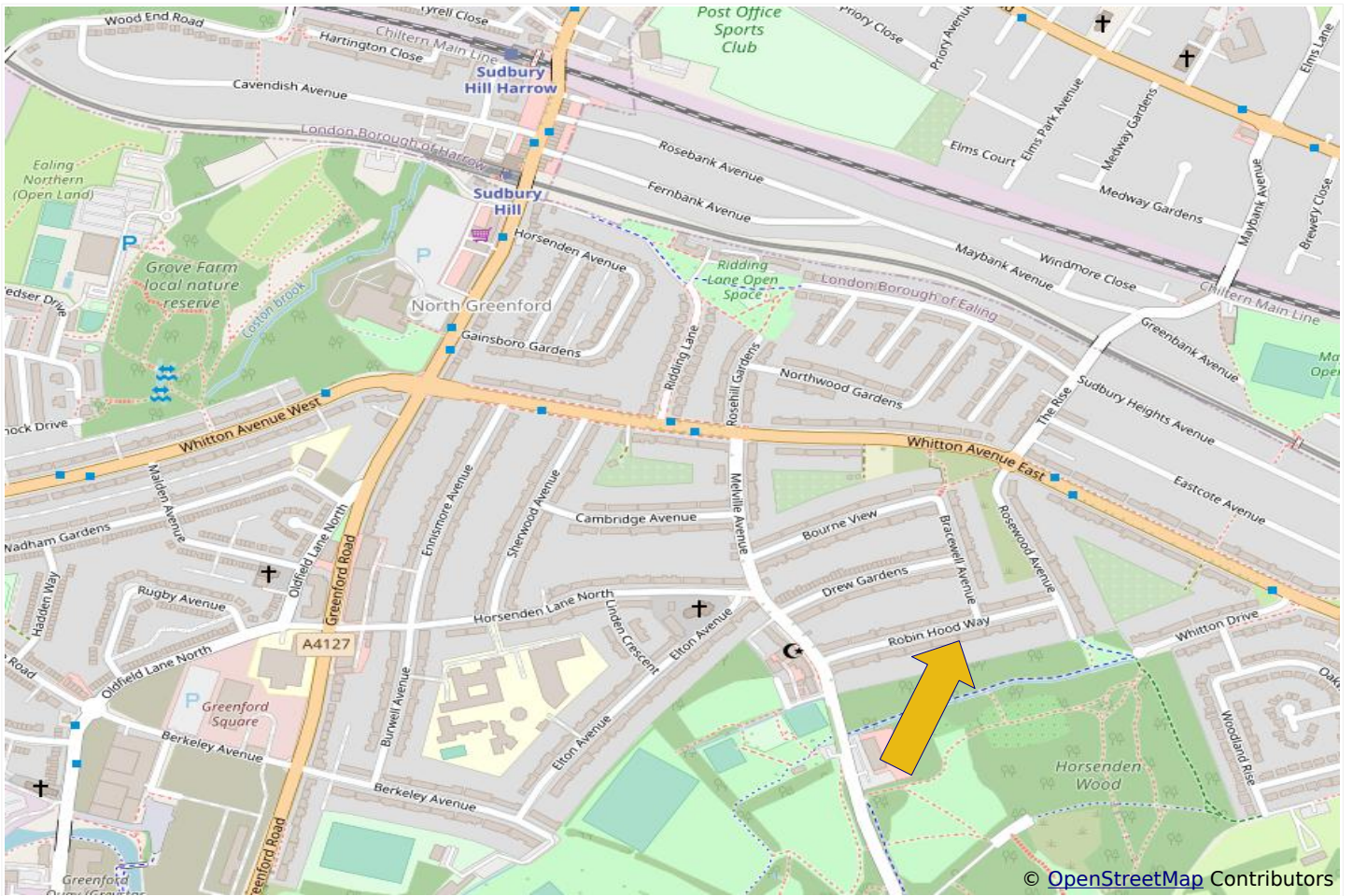
Constructed during the 1930s the property is located in an excellent residential position backing on to Horsenden Hill Open Space about ¼ mile from Horsenden Primary School. Sudbury Hill Piccadilly Line and Greenford Central Line (zone 4) stations are within ½ mile. H17, 487 & 92 bus routes are all within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

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

*** FITTED KITCHEN * FITTED WARDROBES TO BOTH MAIN BEDROOMS ***

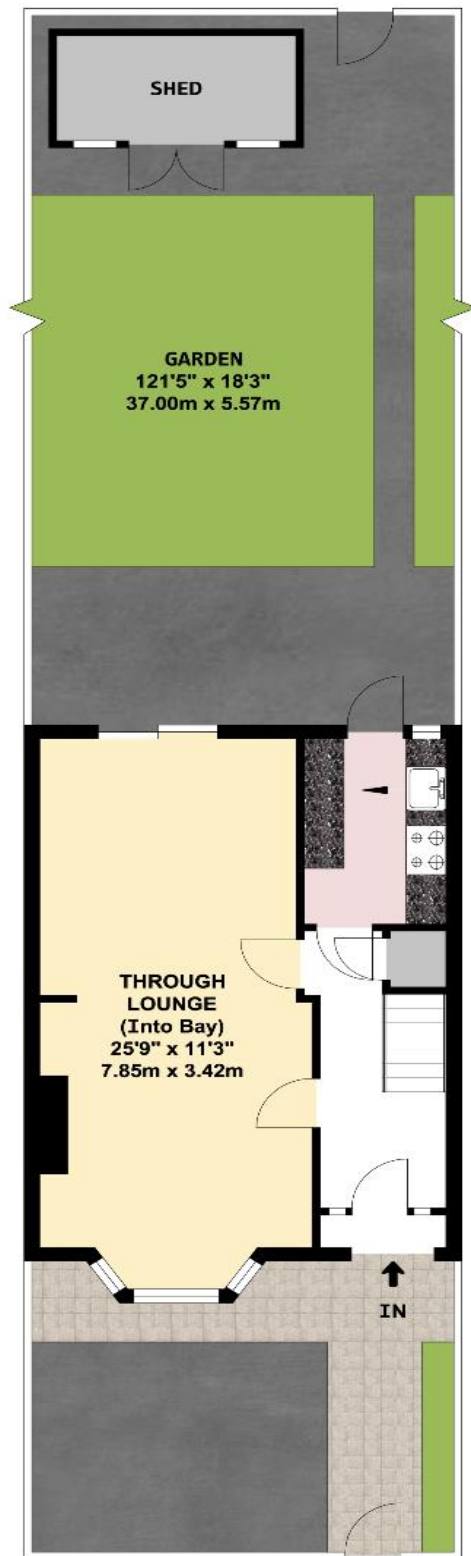
*** 121' SOUTH FACING REAR GARDEN ***

*** NO UPPER CHAIN ***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C	71	
(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 840.66 SQ. FT / 78.10 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

www.phillipsc.co.uk