

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

HORSENDEN CRESCENT GREENFORD UB6 0JE **£545,000 Freehold**



THREE BEDROOM HOUSE

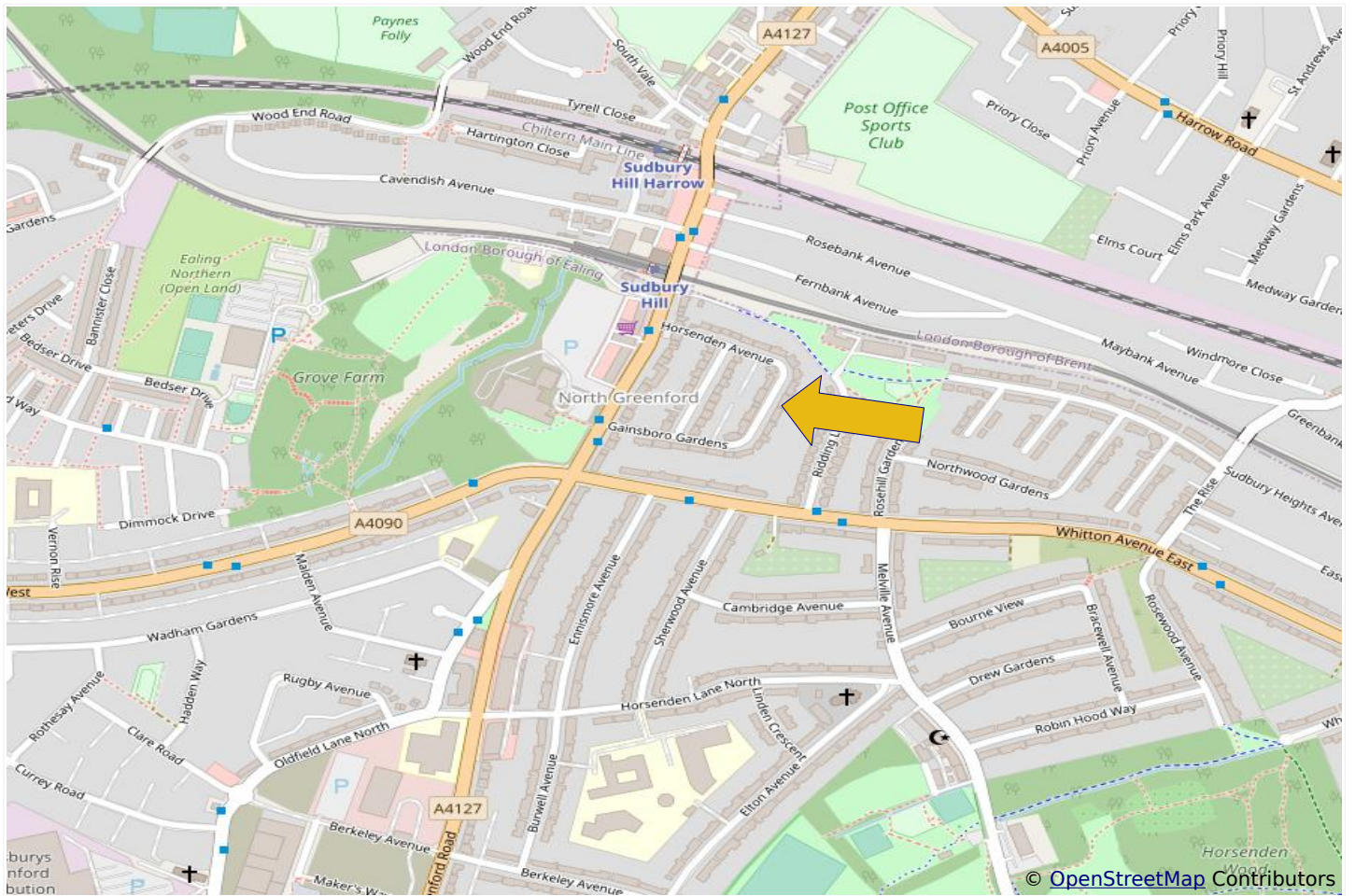
The property is located in a popular and convenient residential side road just off the Greenford Road and within a few hundred yards of Sudbury Hill Piccadilly Line zone 4 station, local shops, 92 and H17 bus routes. Horsenden Primary School, 487 bus route and Horsenden Hill open space are all within approximately ½ mile.

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

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

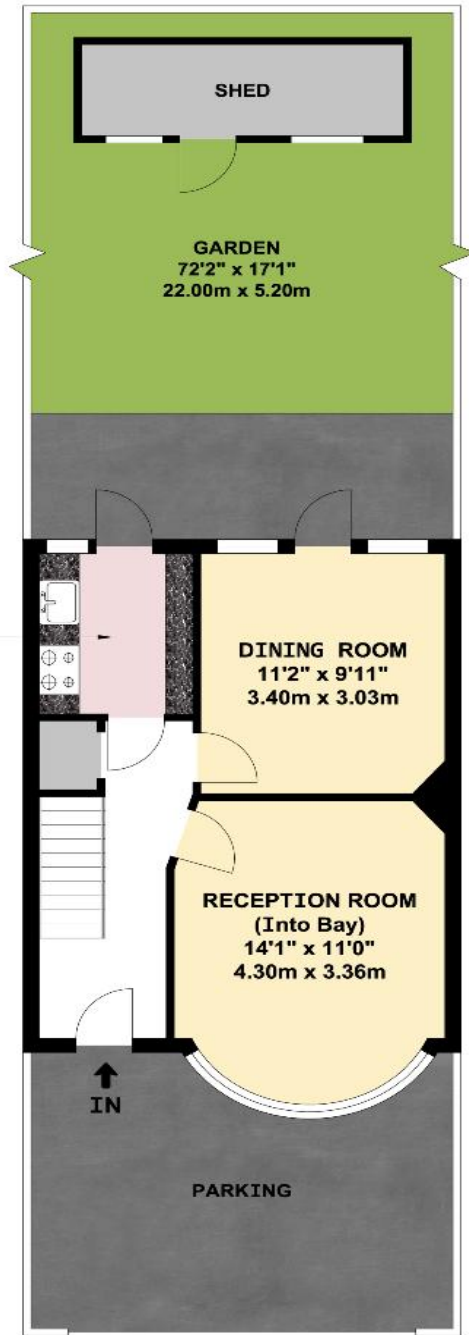
*** 72' REAR GARDEN * OFF-STREET PARKING ***

*** NO UPPER CHAIN ***

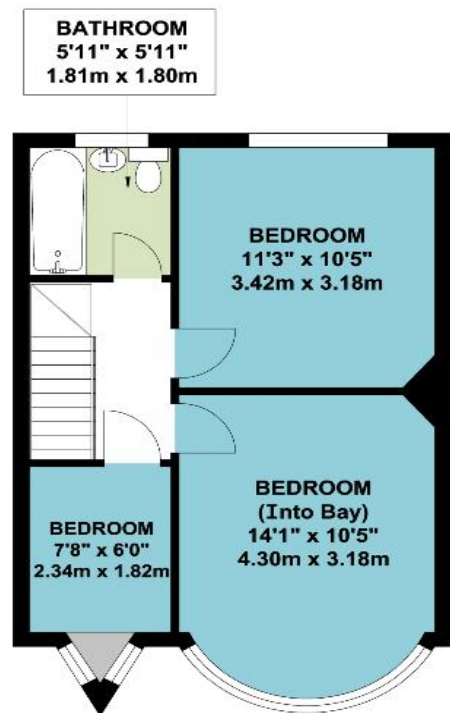




Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 790.17 SQ. FT / 73.41 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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