

020 8864 5678  
www.phillipsco.co.uk

1279 Greenford Road  
Greenford, UB6 0HY

## **OAKWOOD CRESCENT, GREENFORD, UB6 0RF** **£650,000 Freehold**



### **EXTENDED AND WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE**

Constructed during the 1930s the property is located in an excellent residential position a few hundred yards from Horsenden Hill open space and golf courses and ¼ mile from Sudbury Town Piccadilly Line zone 4 station, H17 and 487 bus routes as well as local shopping and recreational facilities.

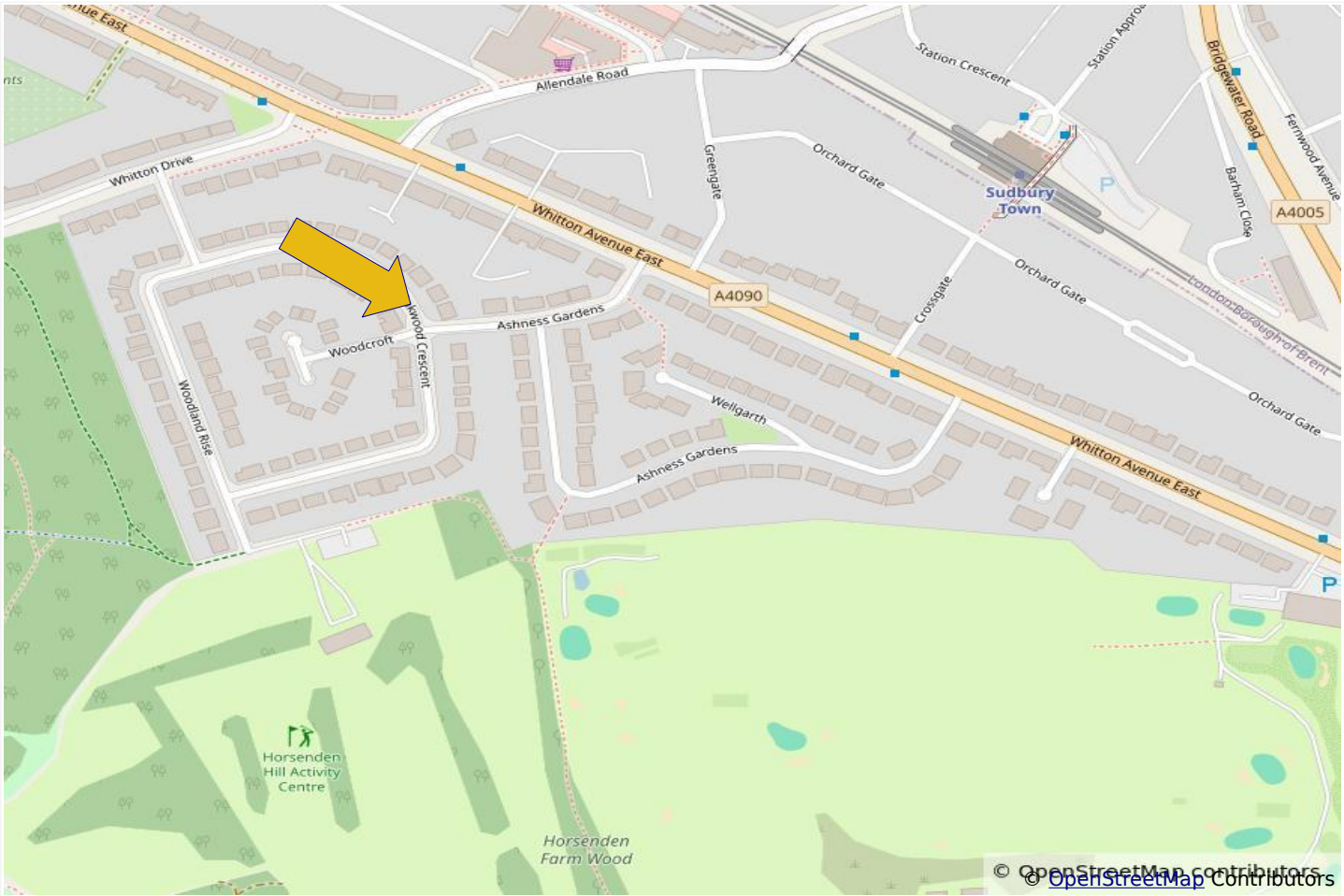
**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \***

**\* TWO RECEPTION ROOMS \* OPEN PLAN KITCHEN/ DINING AREA \***

**\* ADDITIONAL GROUND FLOOR WC \***

**\* 78' REAR GARDEN \* GARAGE \***

**\* OFF STREET PARKING \* NO UPPER CHAIN \***







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



APPROX. GROSS INTERNAL FLOOR AREA 1126.01 SQ. FT / 104.61 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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