

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

ROBIN HOOD WAY GREENFORD UB6 7QN **£650,000 Freehold**



GREATLY IMPROVED EXTENDED FOUR BEDROOM HOUSE

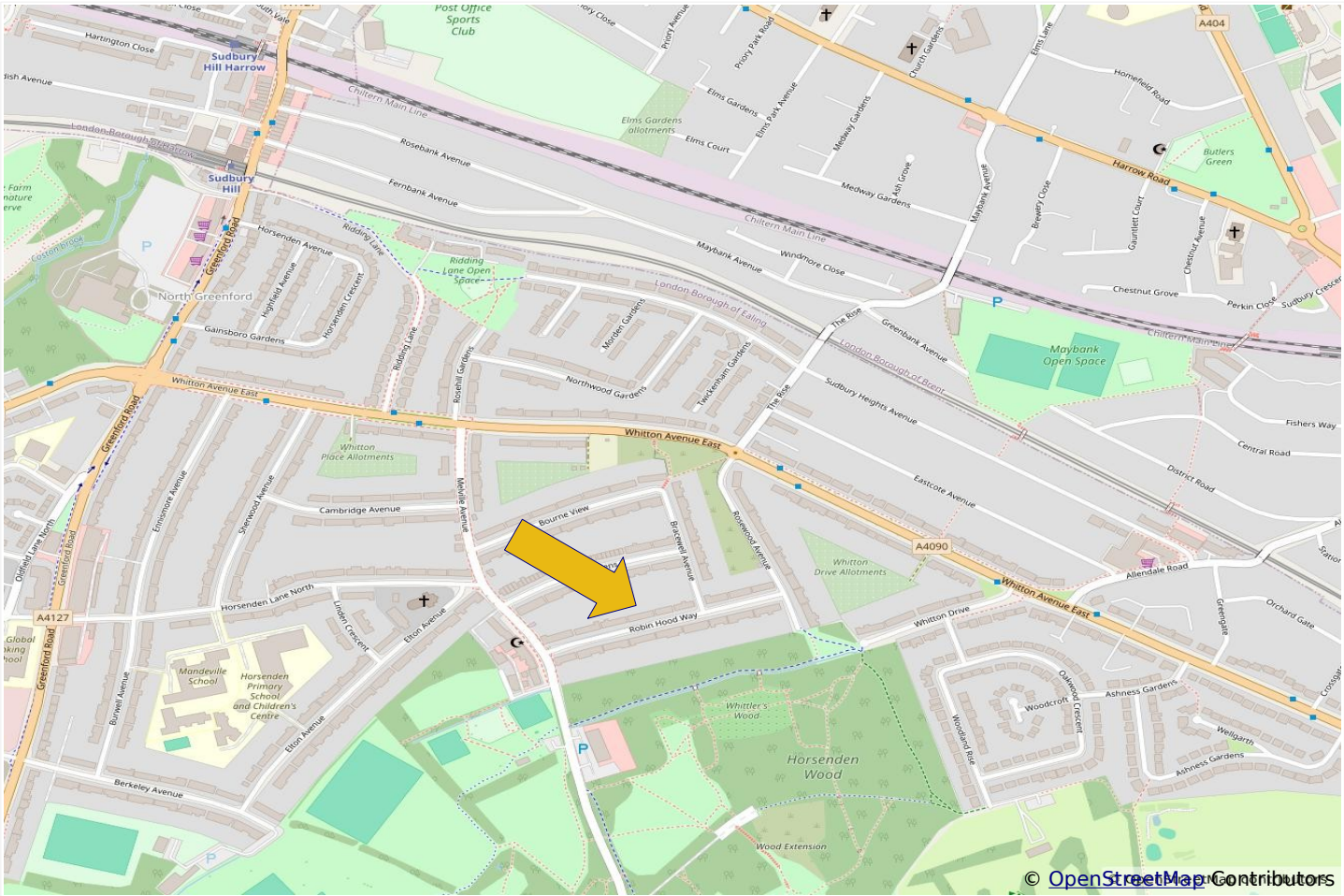
Constructed during the 1930s the property is located in an excellent residential position a few hundred yards from Horsenden Primary School. Sudbury Hill Piccadilly Line and Greenford Central Line (zone 4) stations are within approx. ½ mile. H17, 487 & 92 bus routes are all within ¼ mile together with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

*** TASTEFULLY DECORATED AND SUPERBLY PRESENTED THROUGHOUT ***

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

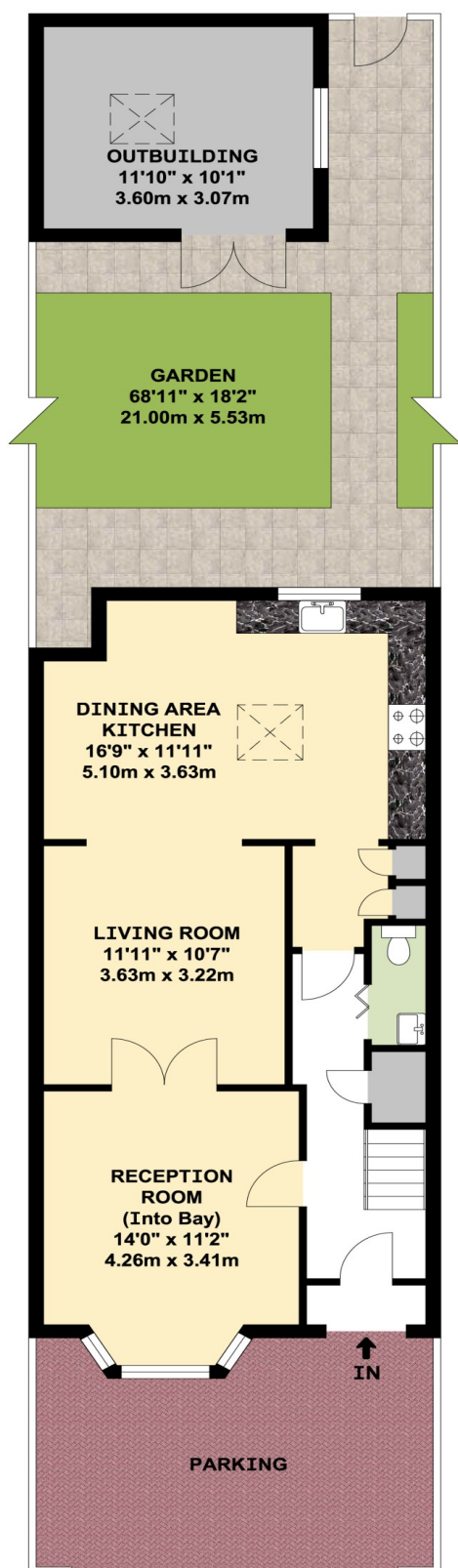
*** FITTED KITCHEN/BREAKFAST ROOM * GROUND FLOOR CLOAKROOM/WC ***

*** 68' SOUTH FACING REAR GARDEN * SUBSTANTIAL REAR OUTBUILDING ***





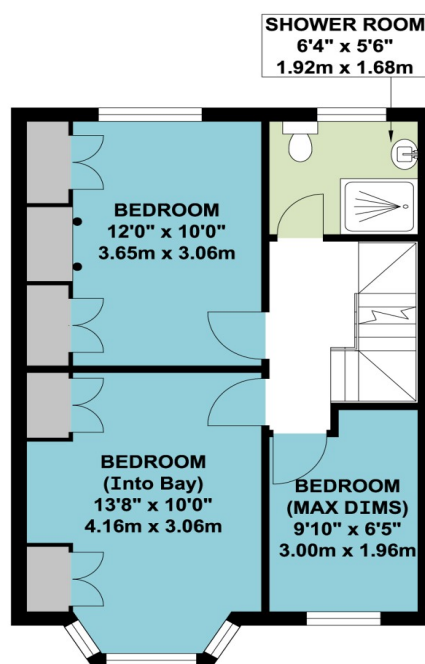
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1302.43 SQ. FT / 121.00 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE OUTBUILDING 1421.37 SQ. FT / 132.05 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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