

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

DREW GARDENS GREENFORD UB6 7QF **£545,000 Freehold**



EXTENDED THREE BEDROOM END TERRACE 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 ½ mile. H17, 487 & 92 bus routes are all within ¼ mile together with local shopping and recreational facilities.

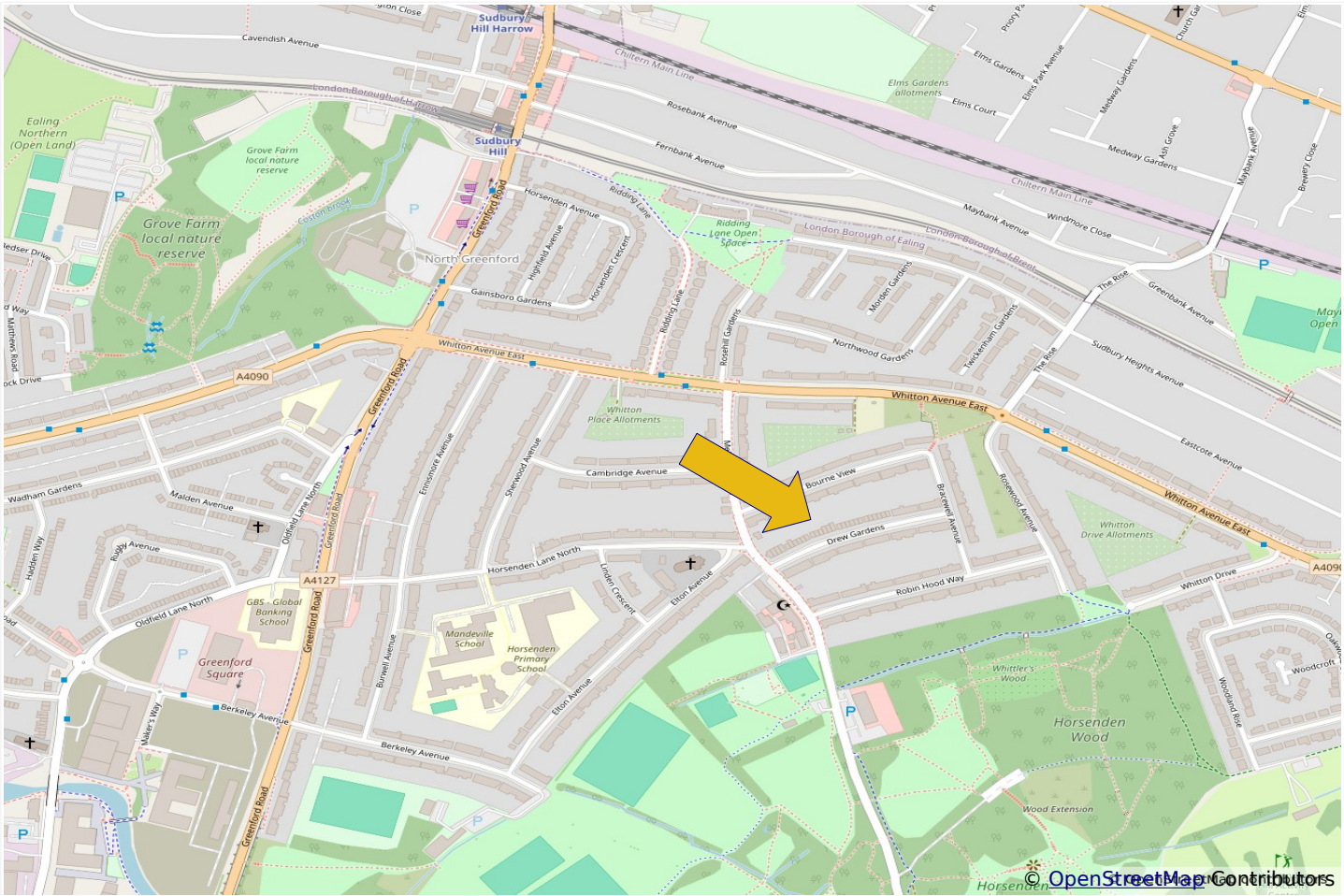
*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** THROUGH RECEPTION ROOM ***

*** REAR EXTENSION WET ROOM/WC * RE-TILED ROOF ***

*** OFF-STREET PARKING ***

*** NO UPPER CHAIN ***





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



APPROX. GROSS INTERNAL FLOOR AREA 914.93 SQ. FT / 85.00 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1185.96 SQ. FT / 110.18 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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