

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

FERNBANK AVENUE WEMBLEY HA0 2TR **£490,000 Freehold**



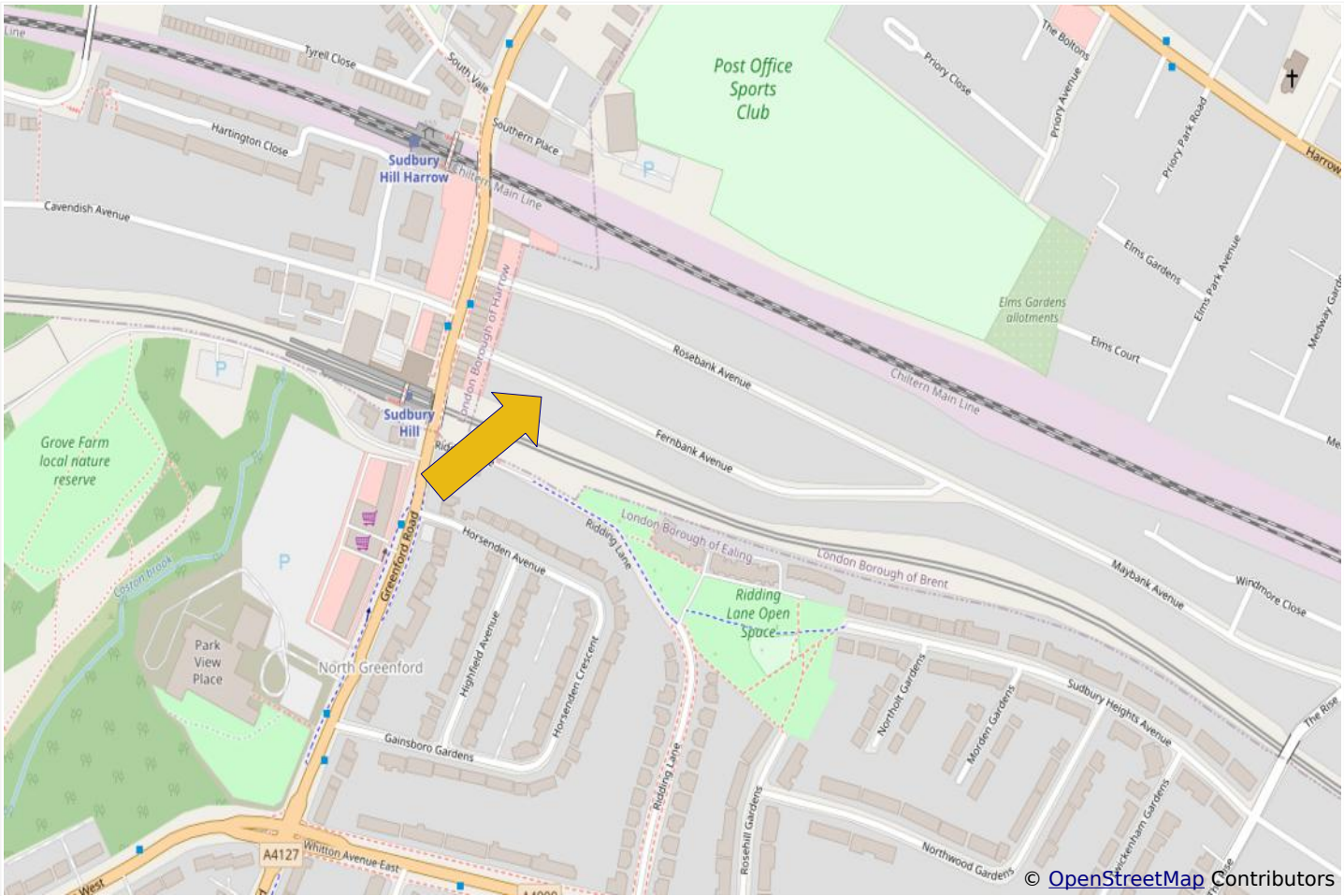
ATTRACTIVE WELL PRESENTED THREE BEDROOM HOUSE

Situated in a very convenient residential location the property is less than ¼ mile from Sudbury Hill Piccadilly Line Zone 4 Station, Sudbury Hill and Harrow Chiltern Branch Line Station, local shops, 92 and H17 bus routes.

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

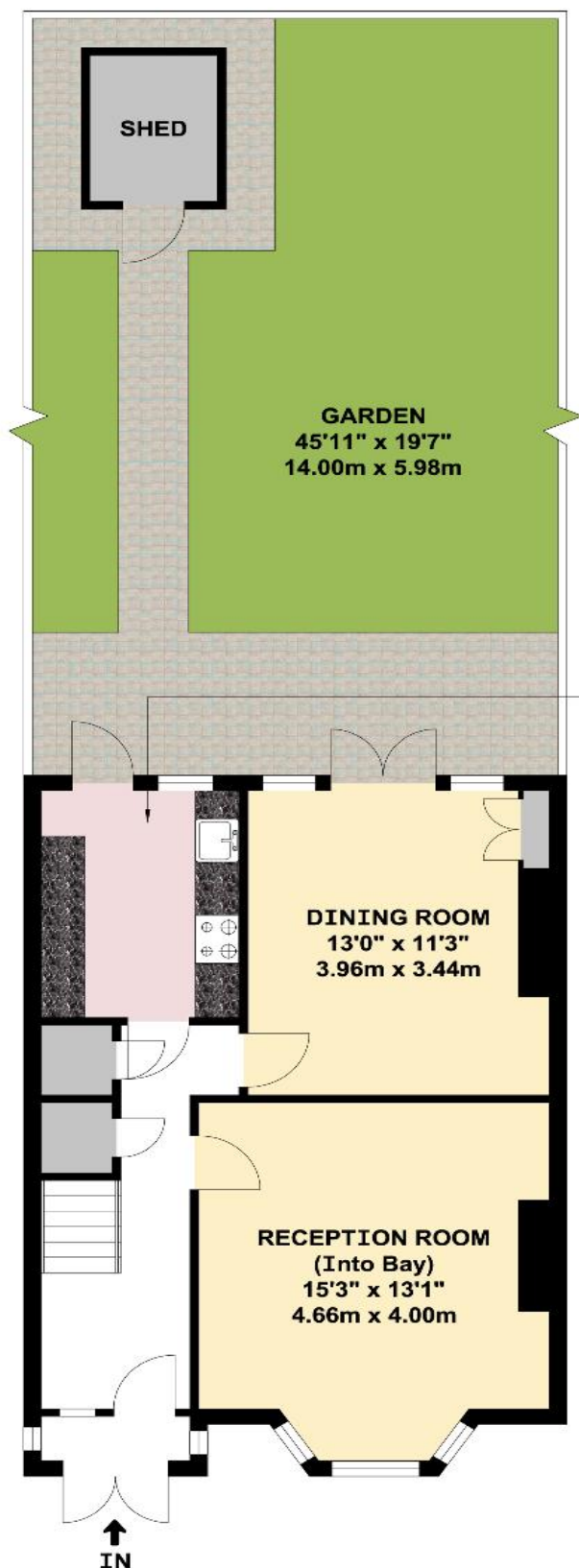
*** TWO RECEPTION ROOMS ***

***RE-TILED ROOF * SOUTH FACING REAR GARDEN ***



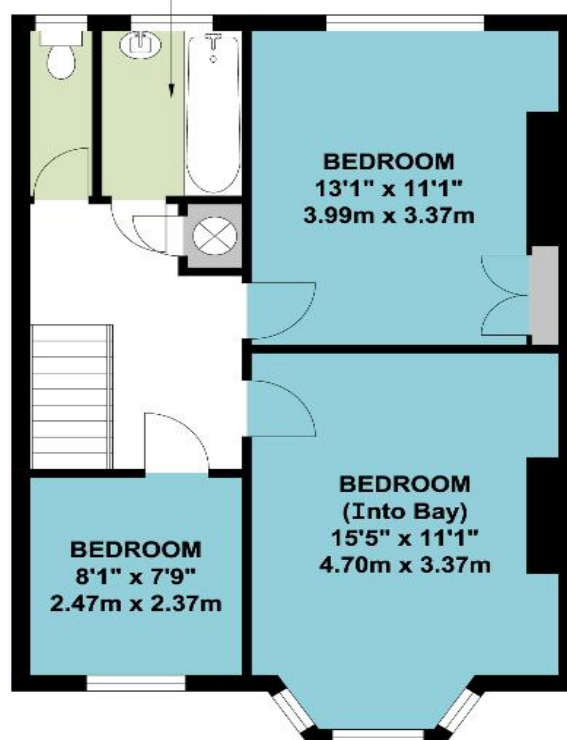


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**GROUND FLOOR**

KITCHEN
9'8" x 7'5"
2.95m x 2.26m

BATHROOM
6'9" x 5'1"
2.06m x 1.54m

**FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 1044.09 SQ. FT / 97.00 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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