PHILLIPS & CO

Estate Agents, Chartered Surveyors & Valuers

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

DOWNING DRIVE, GREENFORD, UB6 8BE
£525,000 Freehold



WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE

Built during the 1930s, the property is located in a residential side road a few hundred yards from the A40 Western Avenue providing easy access to central London, the M40 & M25motorways Greenford Central Line station and the Westway Cross multiple shopping centre are both within approximately ½ mile.

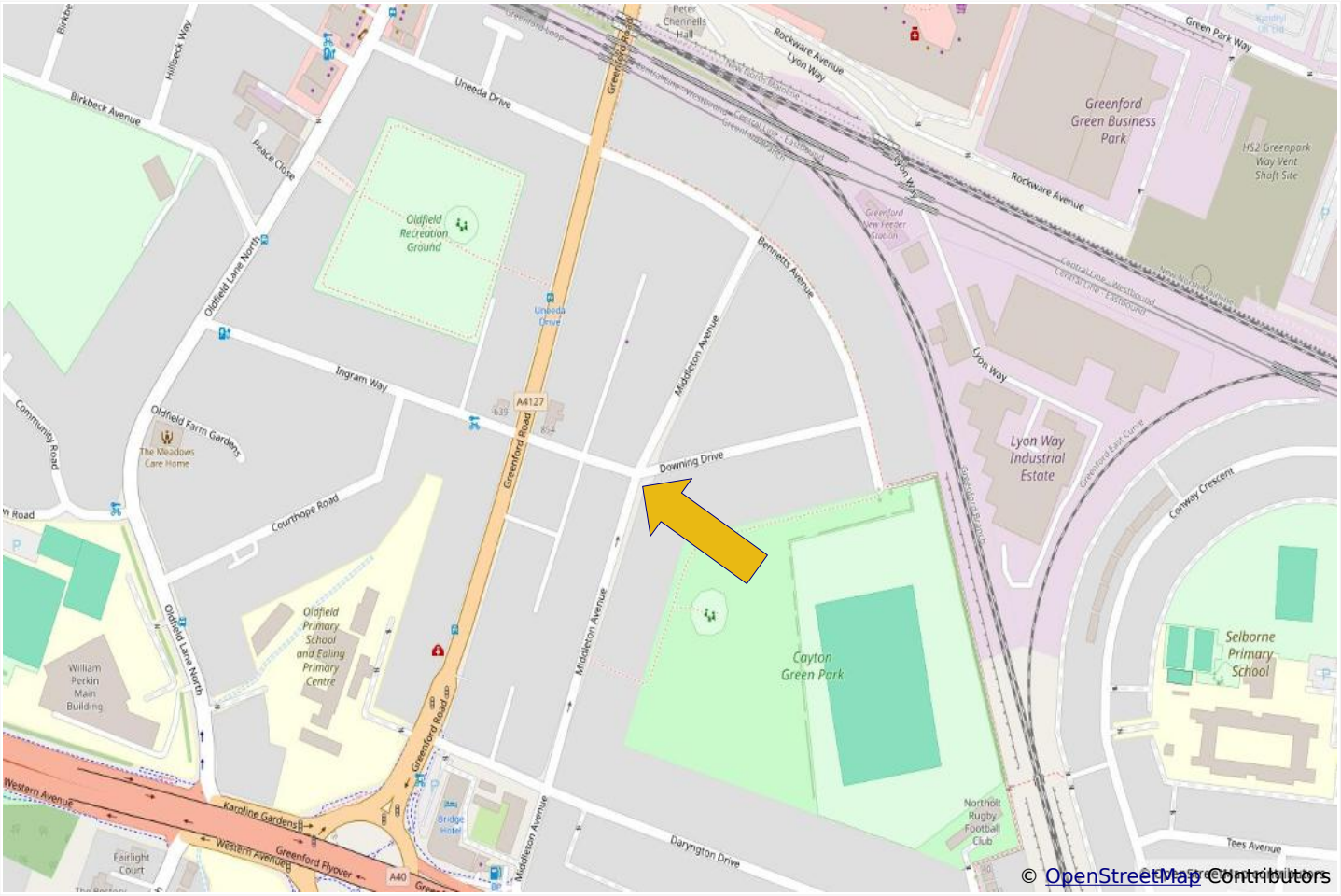
*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** OPEN PLAN KITCHEN/DINING ROOM ***

*** ADDITIONAL GROUND FLOOR WC * CONSERVATORY ***

*** 105’ REAR GARDEN ***

*** NO UPPER CHAIN ***


Peter Chennells Hall
Rockware Avenue
Lyon Way
Green Park Way
Greenford Green Business Park
HS2 Greenpark Way Vent Shaft Site
Birkbeck Avenue
Hillbeck Way
Uneeda Drive
Greenford Road
Peace Close
Oldfield Recreation Ground
Oldfield Lane North
Bennetts Avenue
Middleton Avenue
Ingram Way
A4127
Community Road
Oldfield Farm Gardens
The Meadows Care Home
Courtnope Road
Downing Drive
Lyon Way Industrial Estate
Greenford East Curve
Conway Crescent
Oldfield Primary School and Ealing Primary Centre
Cayton Green Park
Selborne Primary School
William Perkin Main Building
Western Avenue
Karoline Gardens
Greenford Flyover
A40
Bridge Hotel
Northolt Rugby Football Club
Darrington Drive
Tees Avenue
Fairlight Court
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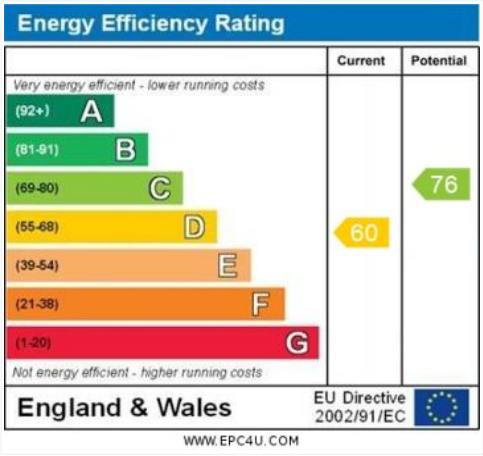
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
60
76
England & Wales
EU Directive 2002/91/EC
WWW.EPC4U.COM



GROUND FLOOR **FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 852.82 SQ. FT / 79.23 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 963.90 SQ. FT / 89.55 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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