

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **ELTON AVENUE, GREENFORD, UB6 0PP £590,000 Freehold**



### **EXCEPTIONALLY WELL PRESENTED THREE BEDROOM HOUSE**

Constructed during the 1930s the property is located in an excellent residential position adjacent to Berkeley Fields Hill 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 approx. ¼ mile together with local shopping and recreational facilities.

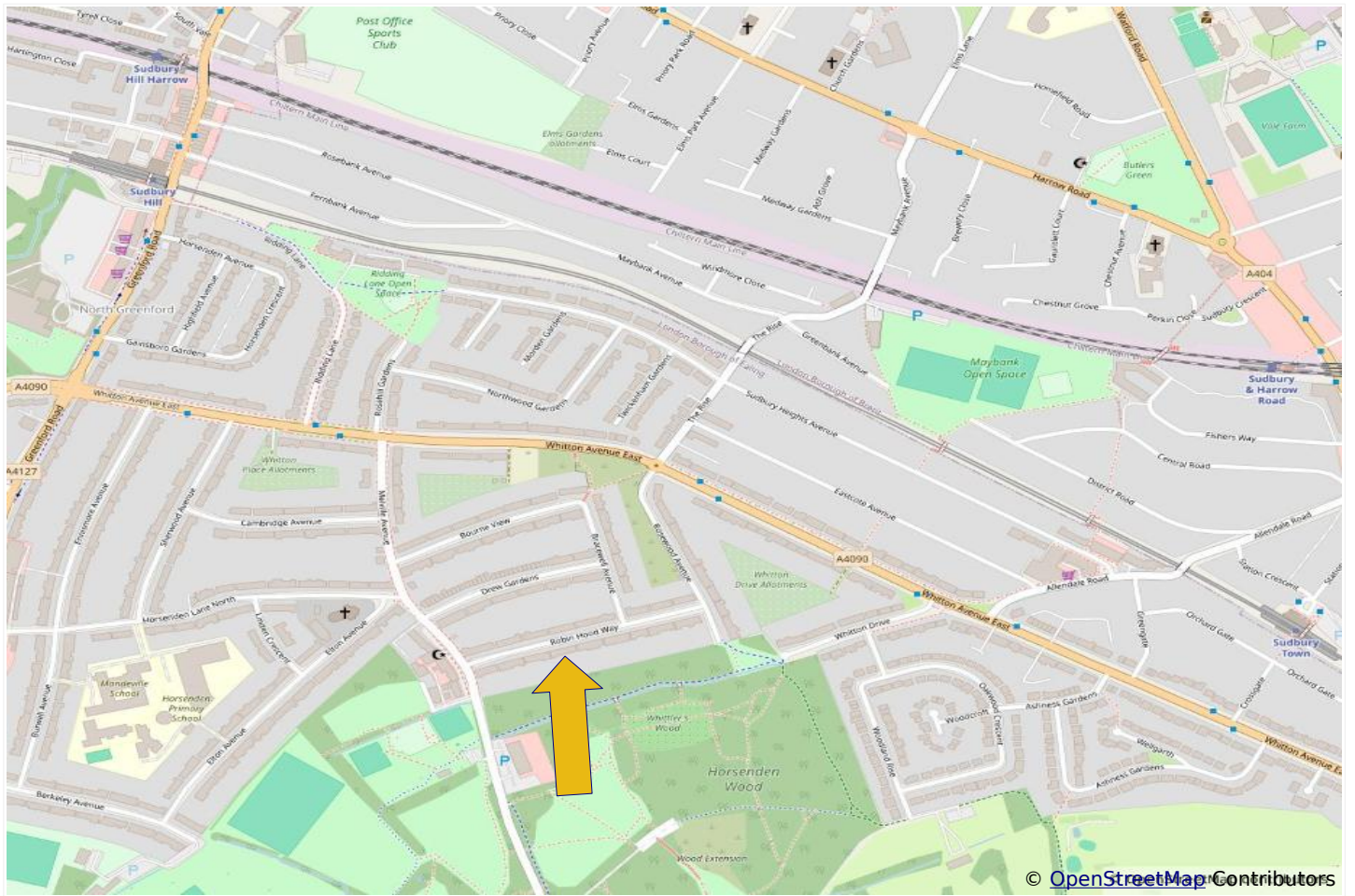
**\* ADJACENT TO RECREATION FIELDS \***

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

**\* TWO RECEPTION ROOMS \***

**\* 84' SOUTHERLY FACING REAR GARDEN \***

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

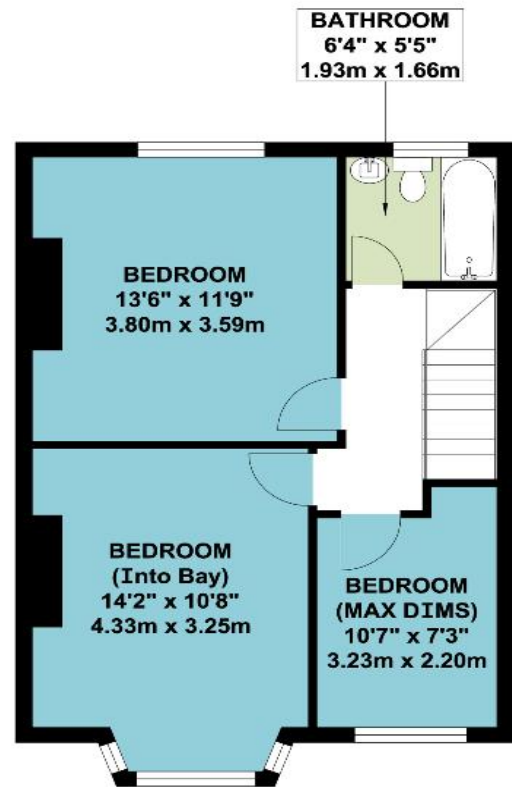




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	81	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



**GROUND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 924.83 SQ. FT / 85.92 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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