

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **WHITTON AVENUE WEST GREENFORD UB6 0DY £499,950 Freehold**



### **ATTRACTIVE THREE BEDROOM HOUSE**

Constructed during the 1930s the property is located in a convenient residential position within ½ mile of Horsenden Primary School and Sudbury Hill Piccadilly Line (zone 4) station. H17, 487 & 92 bus routes are all within ¼ mile together with local shopping and recreational facilities.

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

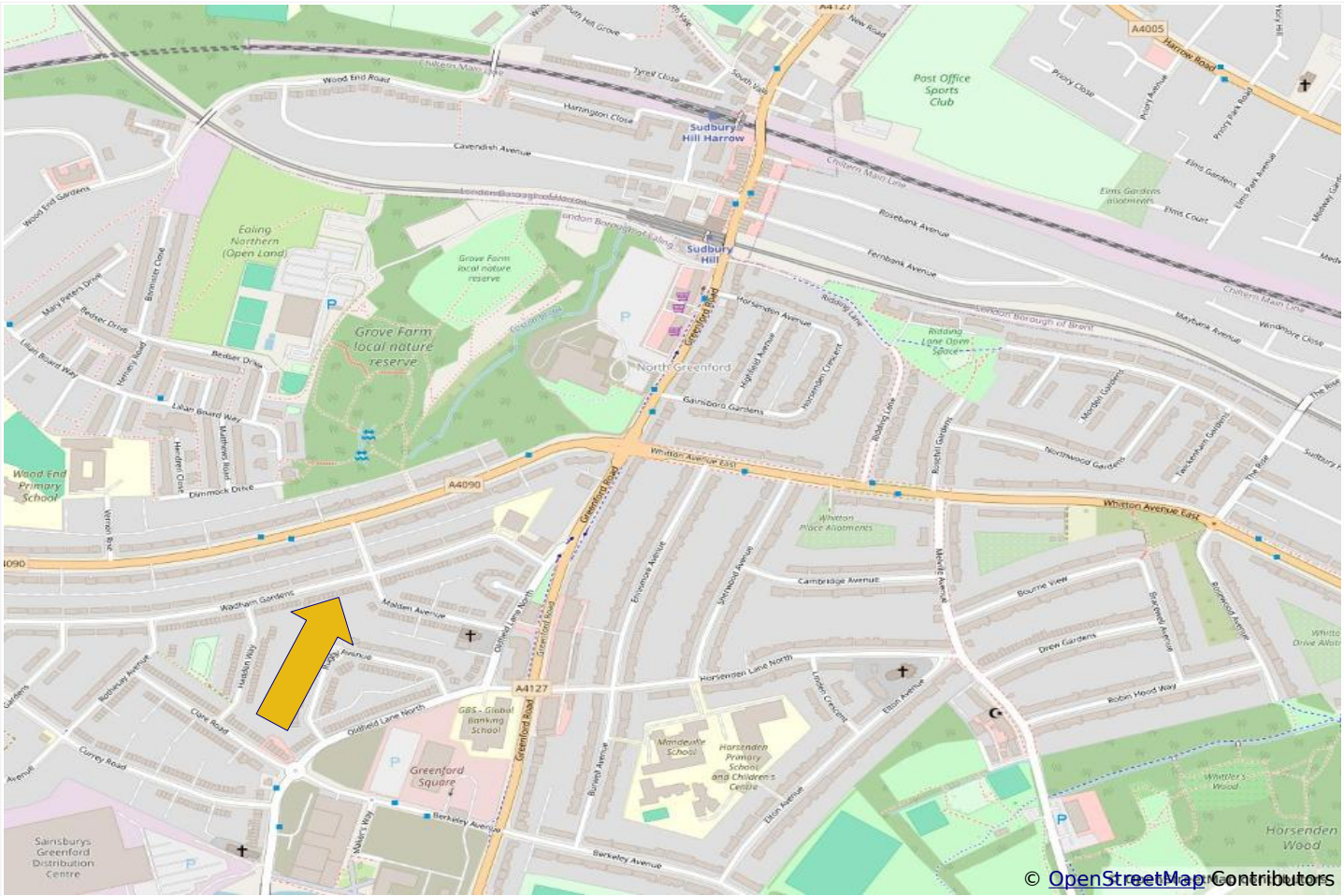
**\* TWO RECEPTION ROOMS \* FITTED KITCHEN \***

**\* SOUTH FACING REAR GARDEN \***

**\* GARAGE VIA GATED REAR ACCESS \***

**\* NO UPPER CHAIN \***

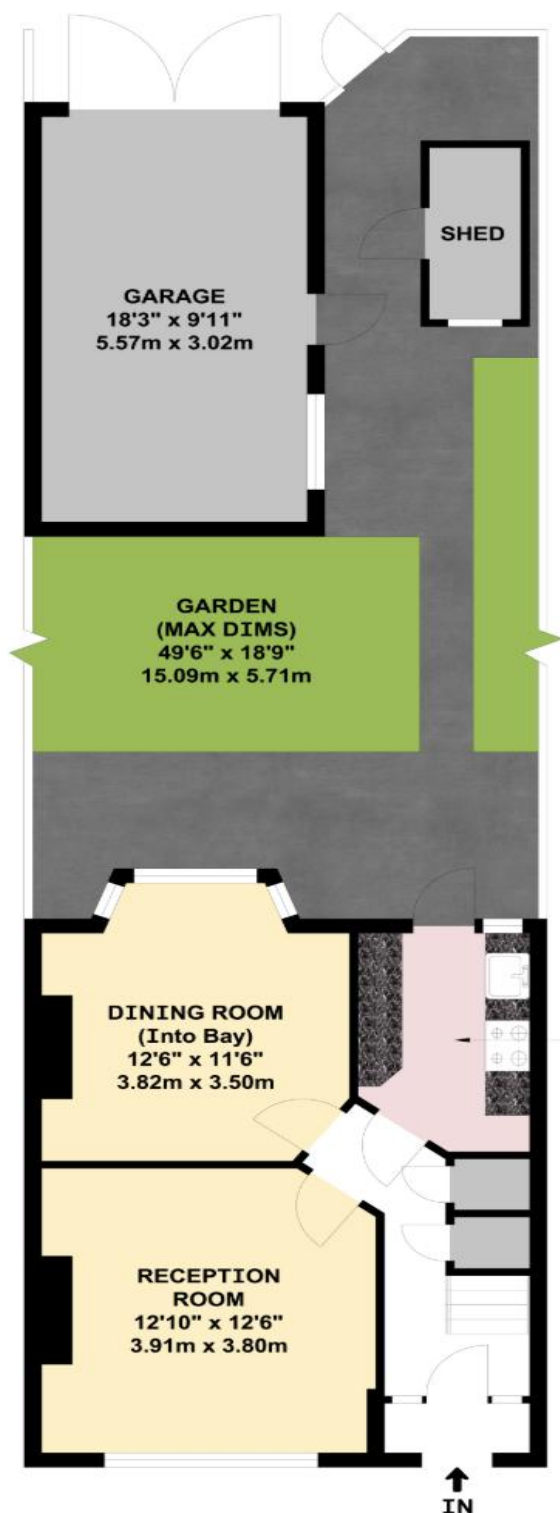








Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**GROUND FLOOR****FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 882.64 SQ. FT / 82.00 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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