

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

FERNBANK AVENUE, WEMBLEY HA0 2TT **£500,000 Freehold**



EXTENDED THREE BEDROOM HOUSE

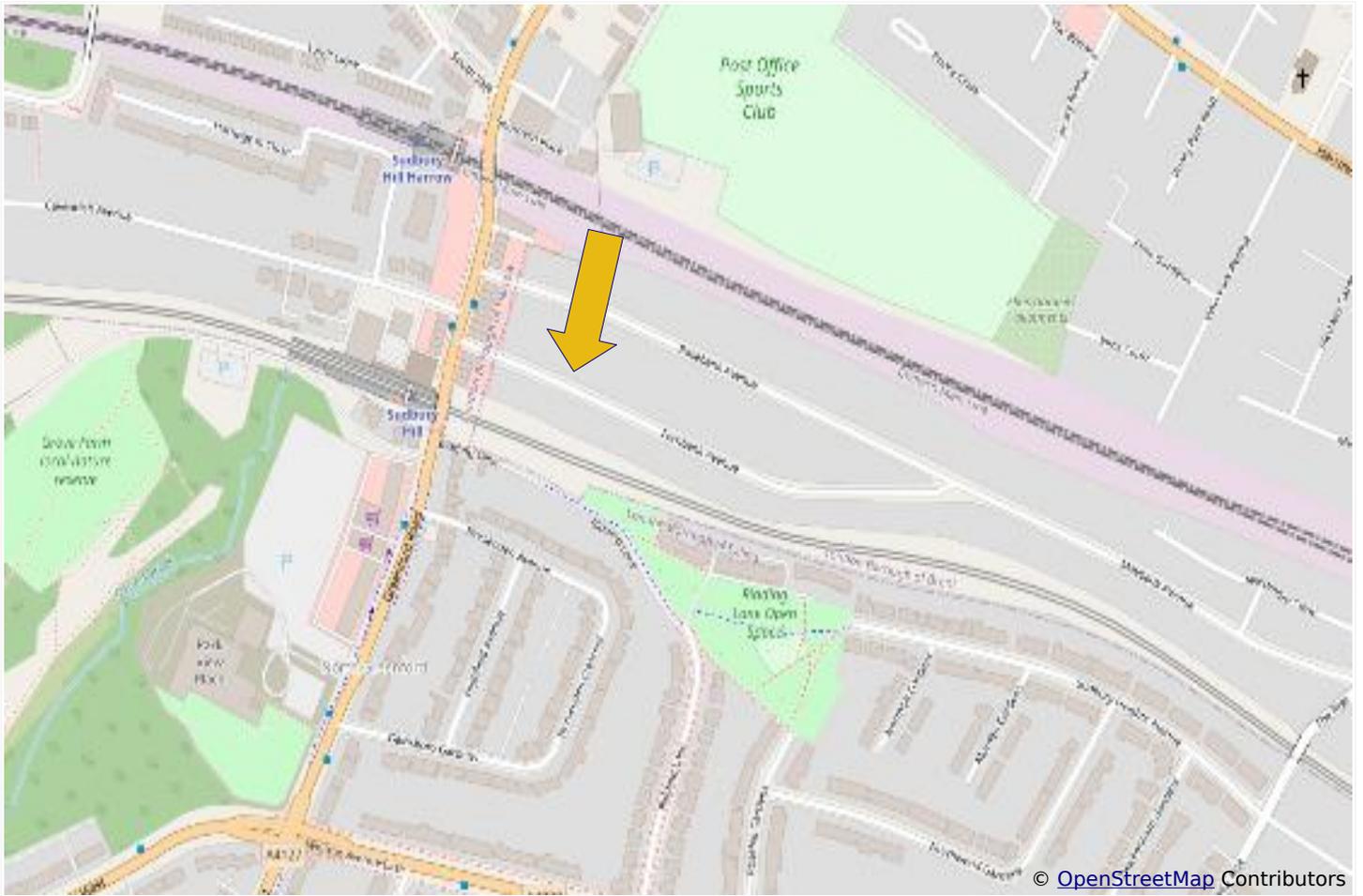
Attractive Edwardian period house situated in a residential side street less than ¼ mile from Sudbury Hill Piccadilly Line Zone 4 Station, Sudbury Hill and Harrow Chiltern Branch Line Station, local shops, 92 and H17 bus routes.

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

*** FULL WIDTH REAR EXTENSION * GROUND FLOOR CLOAKROOM/WC ***

*** TWO RECEPTION ROOMS ***

*** NO UPPER CHAIN ***





Energy Efficiency Rating		Current	Potential
100+1	A		
81-101	B		
62-80	C		79
43-61	D	68	
25-42	E		
10-24	F		
1-9	G		
100+ energy efficient - 100% for running costs			
100 energy efficient - 100% for running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



APPROX. GROSS INTERNAL FLOOR AREA 988.44 SQ. FT / 91.83 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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