

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

MELVILLE AVENUE, GREENFORD UB6 0LG £775,000 Freehold



SUBSTANTIALLY EXTENDED, CORNER SITED, FOUR BEDROOM END TERRACE HOUSE

Constructed during the 1930s, the property is located less than ½ mile from Sudbury Hill Piccadilly Line zone 4 station, Chiltern Branch Line station, local shops, 92, H17 and 487 bus routes. Horsenden Hill open space and Horsenden Primary School are within approximately ¼ mile.

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

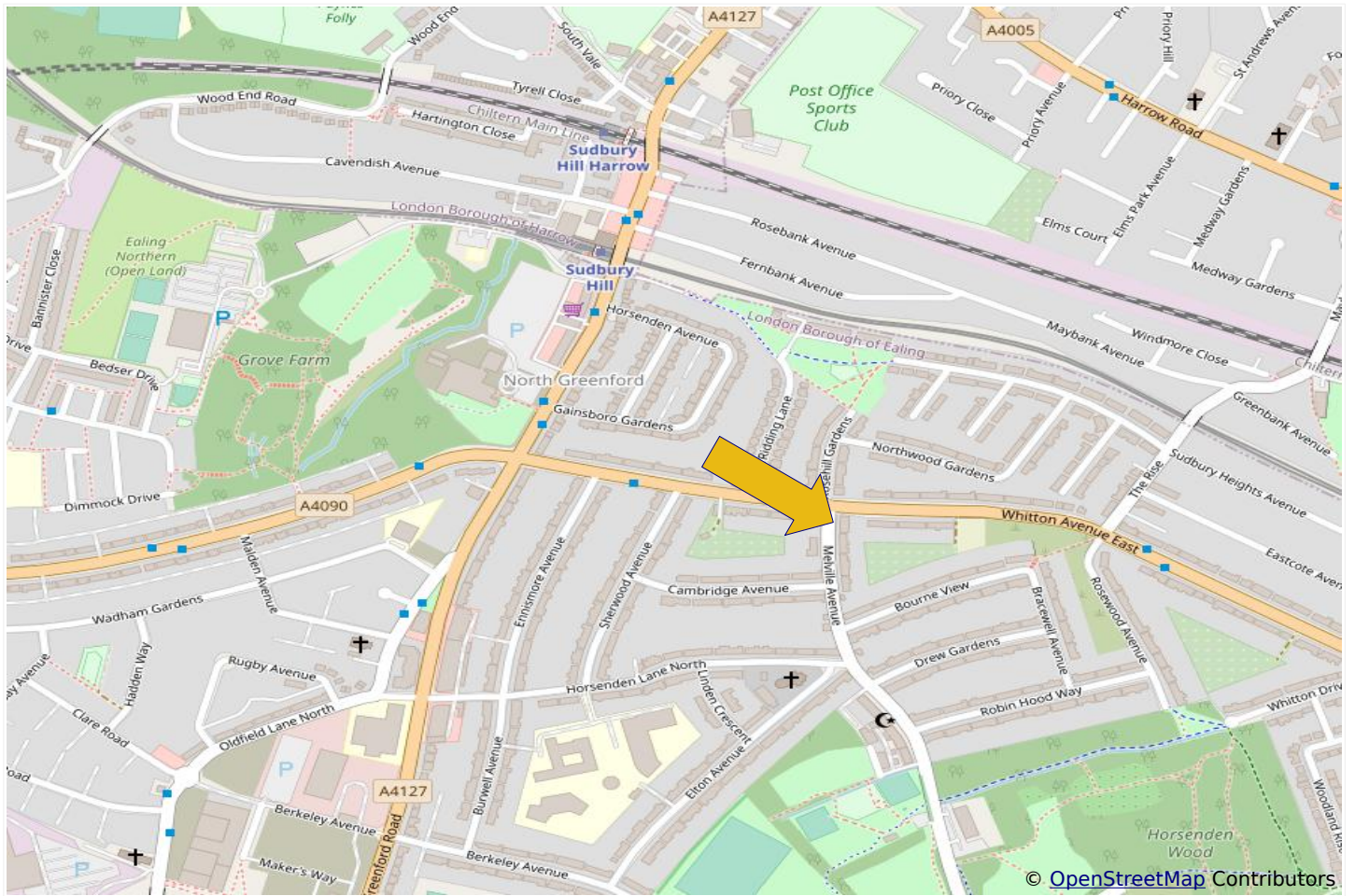
*** 34'8" THROUGH RECEPTION ROOM * KITCHEN/ BREAKFAST ROOM ***

*** 21' DEEP INTEGRAL GARAGE VIA OWN DRIVE * 70' REAR GARDEN ***

*** ADDITIONAL GARAGE/WORKSHOP AT REAR OF PLOT ***

*** COUNCIL TAX BAND E ***

*** NO UPPER CHAIN ***

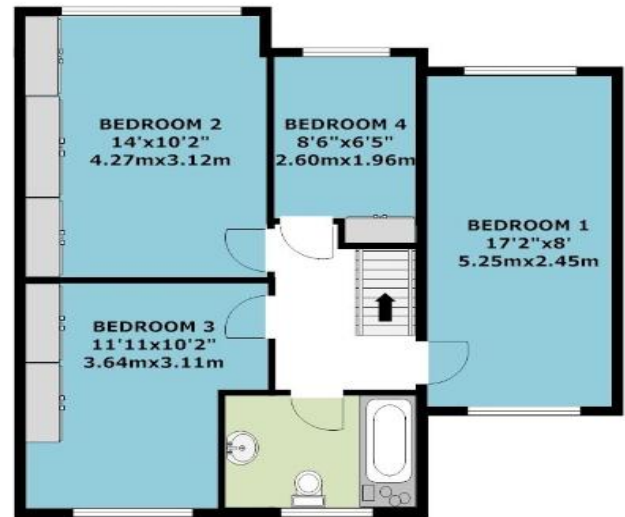
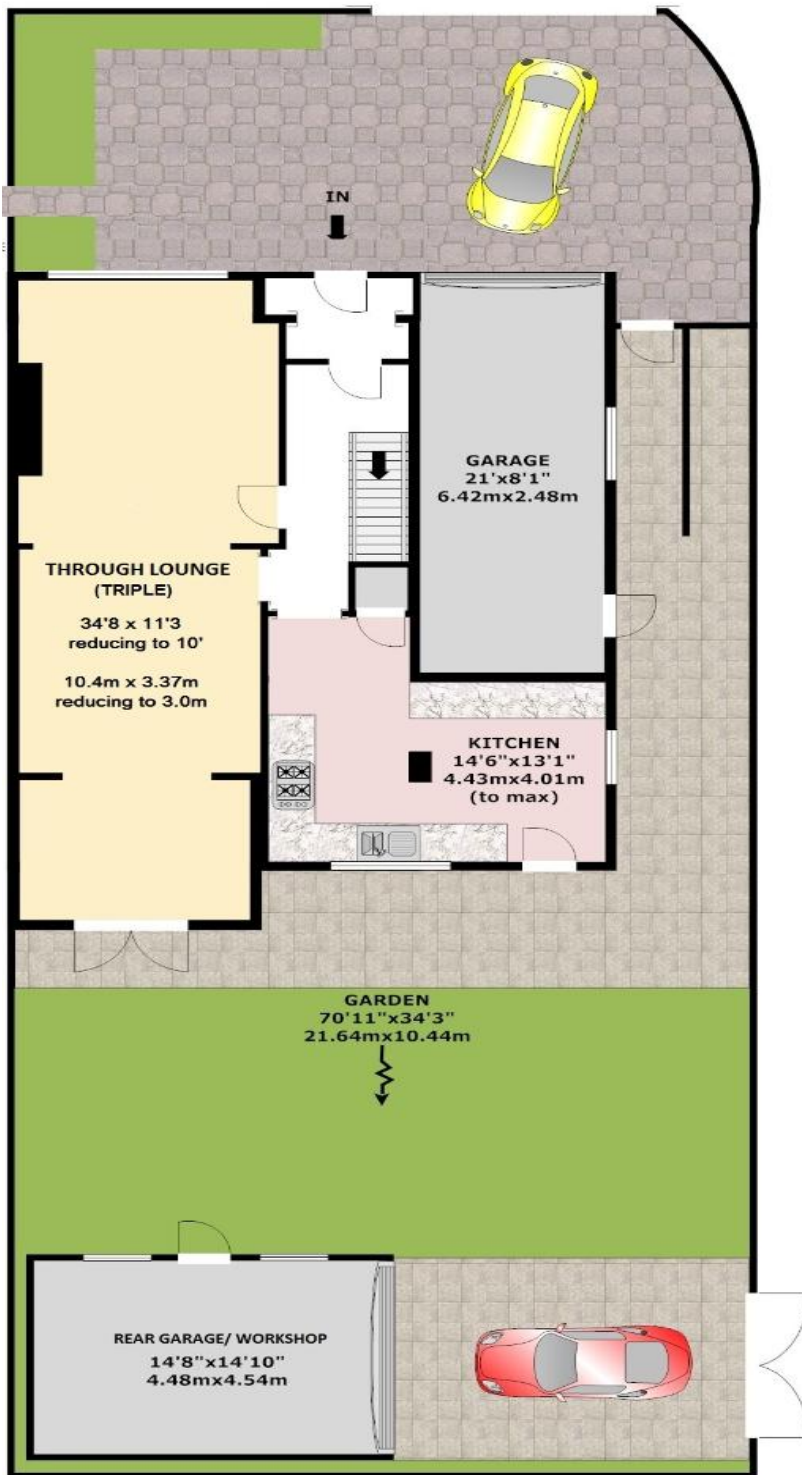




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	59
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

MELVILLE AVENUE
GREENFORD UB6



APPROX. GROSS INTERNAL FLOOR AREA 1411.00 SQ FT / 131.08 SQ M

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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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