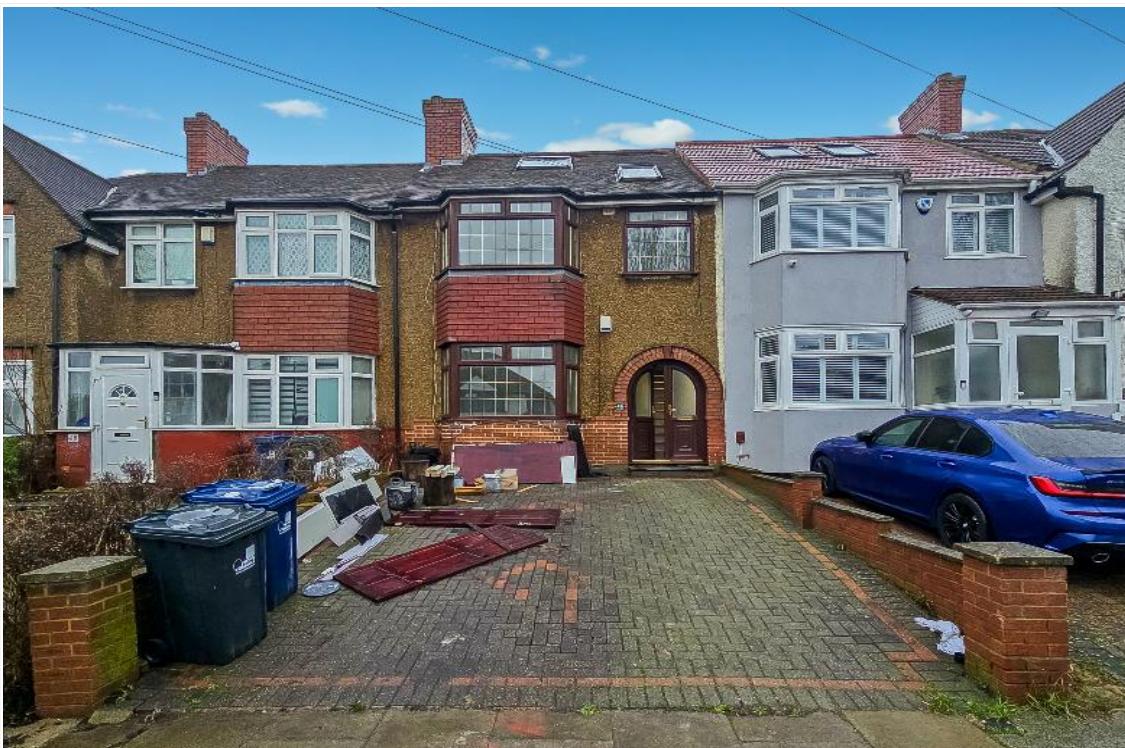


020 8864 5678

www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

CARR ROAD NORTHOLT UB5 4RA £650,000 Freehold



EXCEPTIONALLY WELL PRESENTED SUBSTANTIALLY EXTENDED FIVE BEDROOM HOUSE

Particularly well cared for and tastefully decorated throughout the property is situated in a residential location within a few hundred yards of Oldfield Circus shopping parade and bus routes and is within approximately $\frac{3}{4}$ mile of either Northolt or Greenford Central Line stations and Northolt Park mainline station.

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

*** TWO RECEPTION ROOMS * OPEN PLAN KITCHEN/DINING ROOM ***

*** SUBSTANTIAL GARDEN ROOM WITH POWER***

*** GROUND FLOOR SHOWER ROOM/WC ***

*** NO UPPER CHAIN ***



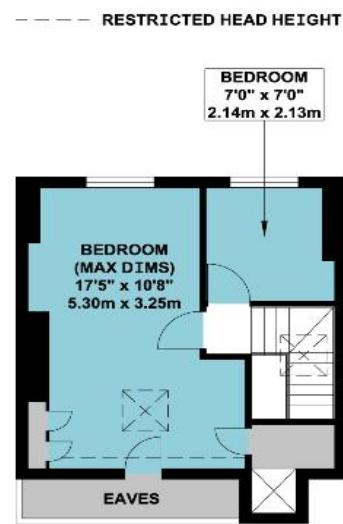


Energy Efficiency Rating

| | Current | Potential |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92+) | A | 87 |
| (81-81) | B | 71 |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| WWW.EPC4U.COM | | |



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1378.96 SQ. FT / 128.11 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE OUTBUILDING 1547.85 SQ. FT / 143.80 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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