

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

WHITTON AVENUE WEST GREENFORD UB6 0DY **£479,950 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.

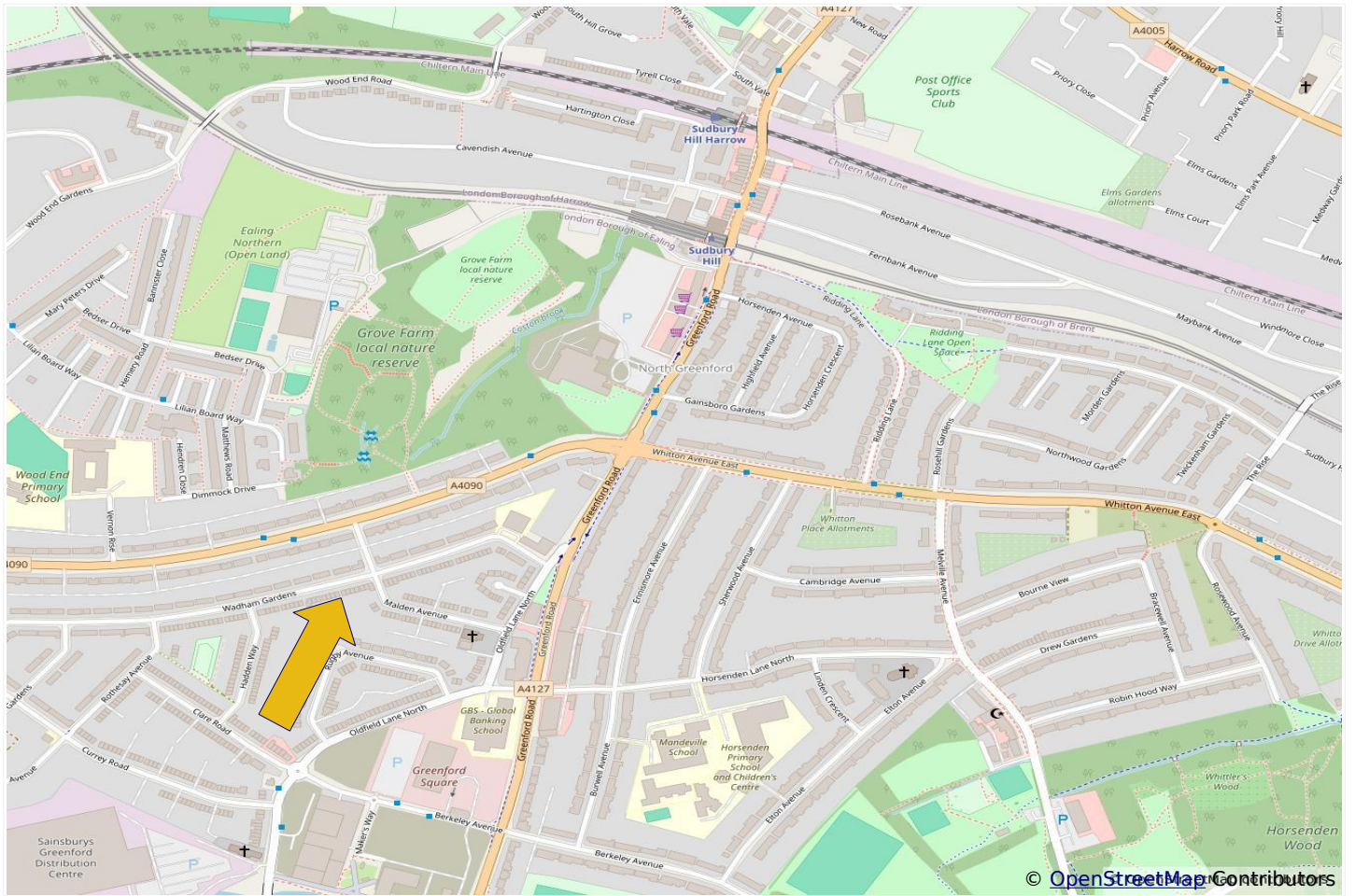
*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

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

*** SOUTH FACING REAR GARDEN ***

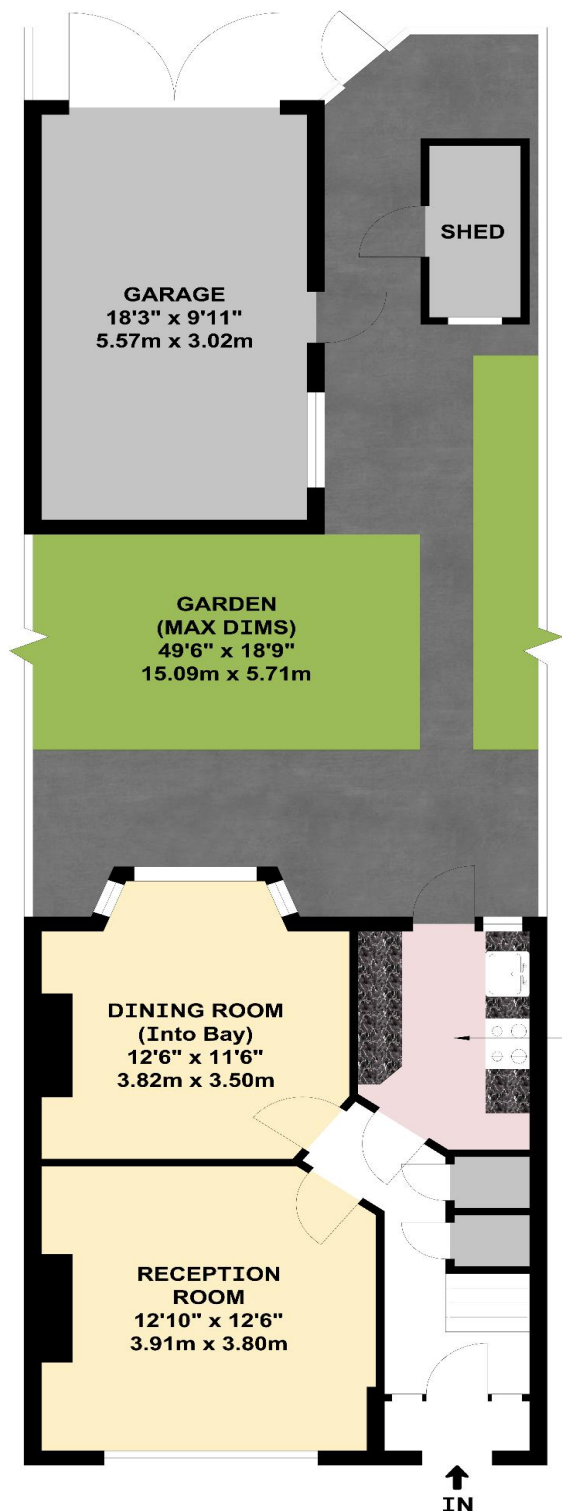
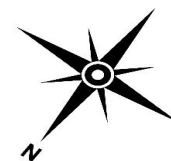
*** GARAGE VIA GATED REAR ACCESS ***

*** NO UPPER CHAIN ***

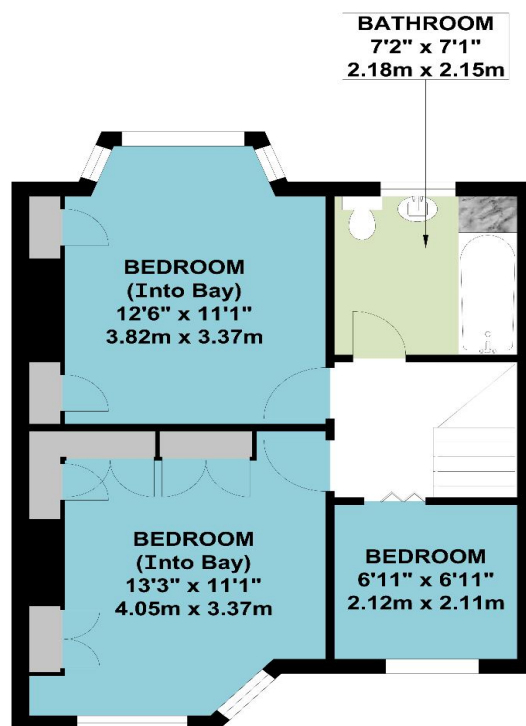




| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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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