PHILLIPS & CO

Estate Agents, Chartered Surveyors & Valuers

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

GONVILLE CRESCENT NORTHOLT UB5 4SH
£450,000 Freehold



WELL PRESENTED MODERN TWO BEDROOM END TERRACE HOUSE

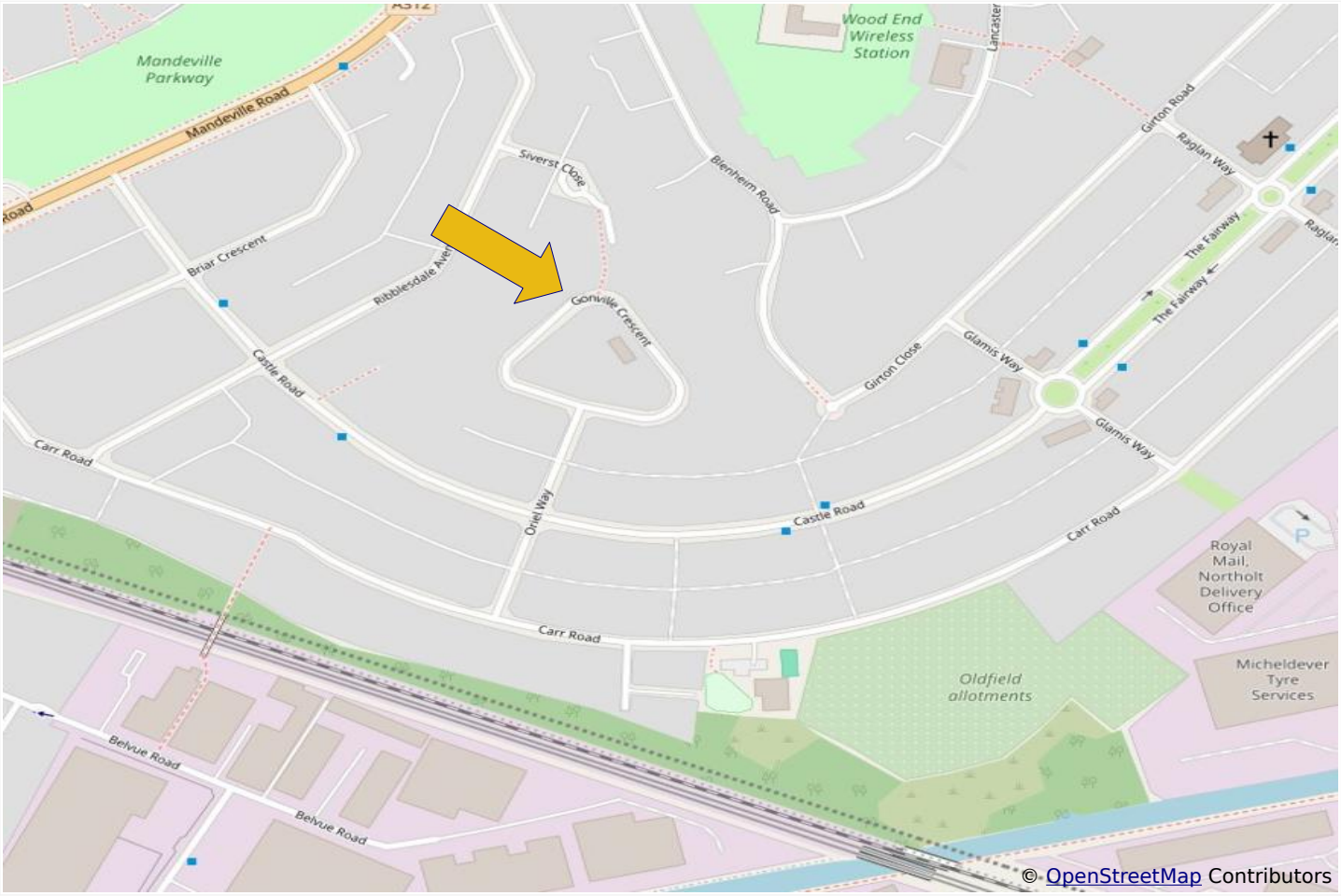
Constructed during the past twenty years the property is located in a quiet residential position within ½ mile of Northolt Central Line Station, local shopping facilities and bus routes and about ½ mile from Northolt Park Chiltern Line Overground Station.

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

*** GROUND FLOOR CLOAKROOM/WC ***

*** OFF-STREET PARKING ***

*** NO UPPER CHAIN ***


Mandeville Parkway
Mandeville Road
Wood End Wireless Station
Lancaster
Girton Road
Raglan Way
Siverst Close
Blenheim Road
The Fairway
Briar Crescent
Ribblesdale Ave
Gonville Crescent
Castle Road
Girton Close
Glamis Way
Carr Road
Oriel Way
Royal Mail, Northolt Delivery Office
Oldfield allotments
Micheldever Tyre Services
Belvue Road
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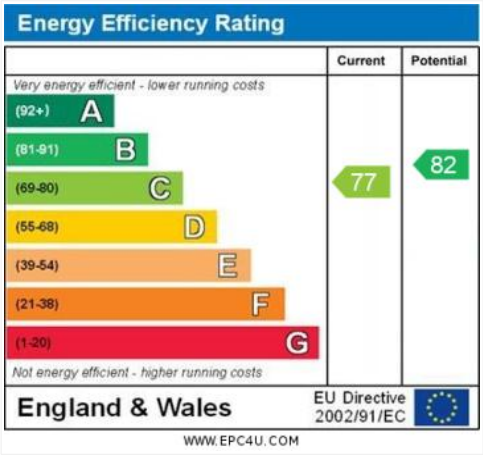


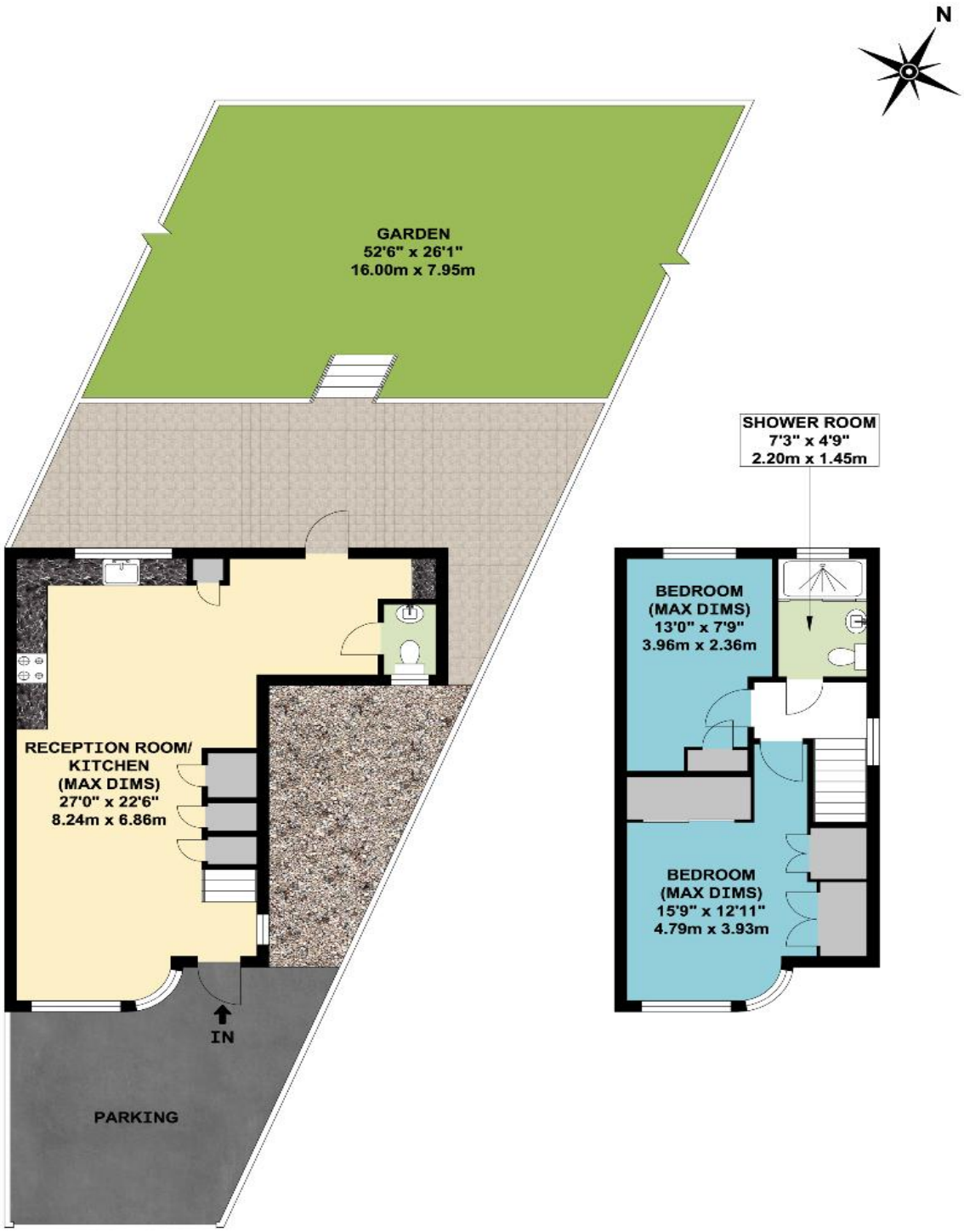









Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
77
82
England & Wales
EU Directive 2002/91/EC
WWW.EPC4U.COM



APPROX. GROSS INTERNAL FLOOR AREA 738.51 SQ. FT / 68.61 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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