PHILLIPS & CO

Estate Agents, Chartered Surveyors & Valuers

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

WHITTON AVENUE EAST GREENFORD UB6 0JT
£799,950 Freehold



SUPERBLY PRESENTED GREATLY EXTENDED FOUR BEDROOM END TERRACE HOUSE

Constructed during the 1930s the property is located in a highly convenient residential position a few hundred yards from Horsenden Primary School and less than ¼ mile from Sudbury Hill Piccadilly Line (zone 4) Station. H17, 487 & 92 bus routes are all within approximately ¼ mile together with local shopping and recreational facilities.

*** EXCELLENT SOUTH FACING OUTLOOK TO REAR ***

*** 577 SQ FT RECEPTION AREA * GROUND FLOOR CLOAKROOM/WC ***

*** UNDER FLOOR HEATING TO GROUND FLOOR * LUXURY FITTED KITCHEN ***

*** SECLUDED 65’ REAR GARDEN ***

*** OFF-STREET PARKING FOR THREE CARS ***


Sports Club
Hartington Close
Chiltern Main Line
Sudbury Hill Harrow
Cavendish Avenue
Elms Court
Elms Park Avenue
Rosebank Avenue
Fernbank Avenue
London Borough of Ealing
Ealing Northern Open Land
Grove Farm local nature reserve
Sudbury Hill
Horsenden Avenue
Maybank Avenue
Ridding Lane Open Space
Grove Farm local nature reserve
Coston Brook
North Greenford
Gainsboro Gardens
Ridding Lane
Northwood Gardens
The Rise
Whitton Avenue West
Whitton Avenue East
Malden Avenue
Ennismore Avenue
Sherwood Avenue
Cambridge Avenue
Melville Avenue
Bourne View
Bracewell Avenue
Rosewood Avenue
Drew Gardens
Rugby Avenue
Oldfield Lane North
Greenford Road
Horsenden Lane North
Linden Crescent
Elton Avenue
Robin Hood Way
A4127
Oldfield Lane North
Mandeville School
Greenford Square
Burwell Avenue
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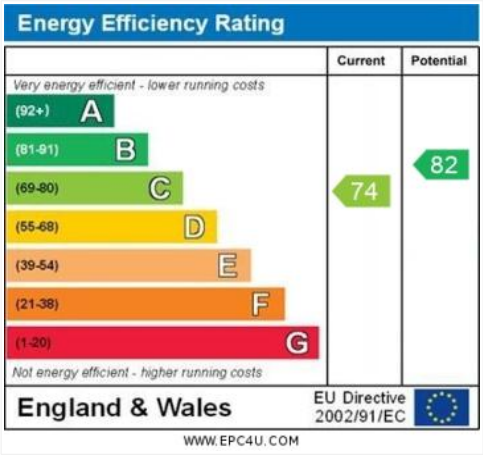











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
74
82
England & Wales
EU Directive 2002/91/EC
WWW.EPC4U.COM



APPROX. GROSS INTERNAL FLOOR AREA 1811.02 SQ. FT / 168.25 SQ. M

COUNCIL TAX BAND E

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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