

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

WHITTON DRIVE GREENFORD UB6 0QY £625,000 Freehold



EXCELLENT VERY WELL CARED FOR THREE BEDROOM SEMI-DETACHED HOUSE

Constructed during the 1930s the property is located in an excellent residential position a few hundred yards from Horsenden Hill Open Space. Sudbury Town Piccadilly Line (zone 4) station is within 1/4 mile together with H17, 487 & 92 bus routes.

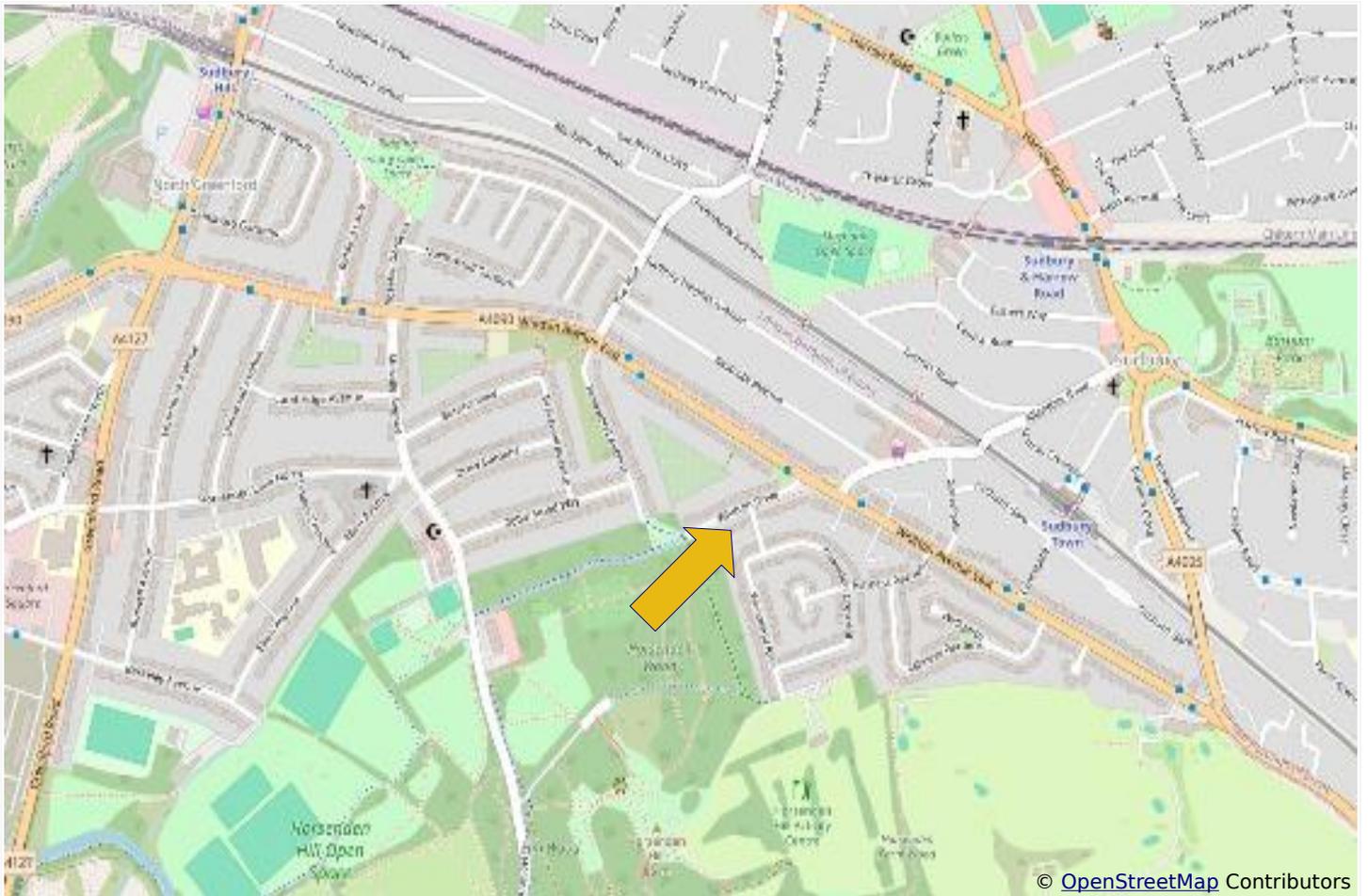
*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** TWO RECEPTION ROOMS ***

*** RE-FITTED SHOWER ROOM/WC ***

*** SOUTH FACING REAR GARDEN ***

*** GARAGE VIA OWN DRIVE ***





Energy Efficiency Rating		Current	Potential
100+1	A		
81-101	B		
62-80	C		78
43-61	D	60	
25-42	E		
10-24	F		
1-9	G		
100+ energy efficient - 100% saving costs			
100 energy efficient - 10% saving costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



GROUND FLOOR

STORAGE
10'8" x 4'4"
3.24m x 1.32m

KITCHEN
8'6" x 6'0"
2.60m x 1.84m



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 828.82 SQ. FT / 77.00 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE & STORAGE 1001.04 SQ. FT / 93.00 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

www.phillipsc.co.uk