

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

MELVILLE AVENUE, GREENFORD UB6 0LG £775,000 Freehold



SUBSTANTIALLY EXTENDED, CORNER SITED, FOUR BEDROOM END TERRACE HOUSE

Constructed during the 1930s, the property is located less than ½ mile from Sudbury Hill Piccadilly Line zone 4 station, Chiltern Branch Line station, local shops, 92, H17 and 487 bus routes. Horsenden Hill open space and Horsenden Primary School are within approximately ¼ mile.

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

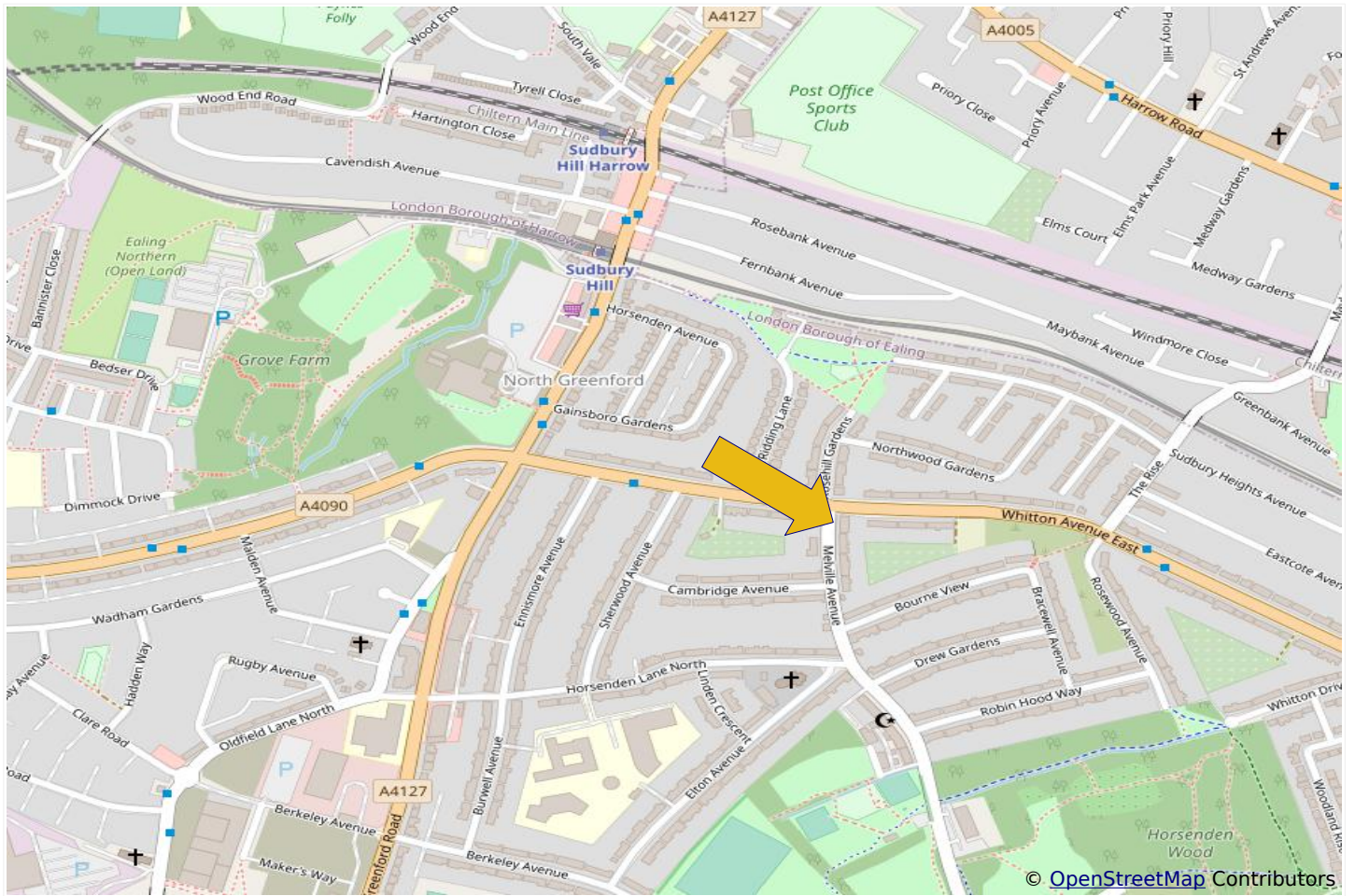
*** 34'8" THROUGH RECEPTION ROOM * KITCHEN/ BREAKFAST ROOM ***

*** 21' DEEP INTEGRAL GARAGE VIA OWN DRIVE * 70' REAR GARDEN ***

*** ADDITIONAL GARAGE/WORKSHOP AT REAR OF PLOT ***

*** COUNCIL TAX BAND E ***

*** NO UPPER CHAIN ***

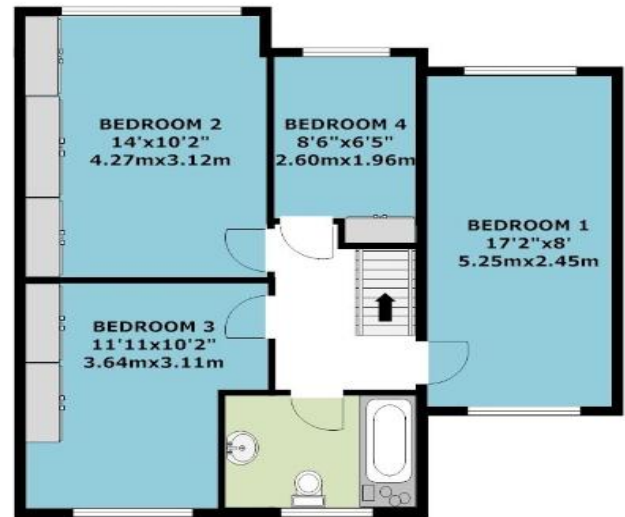
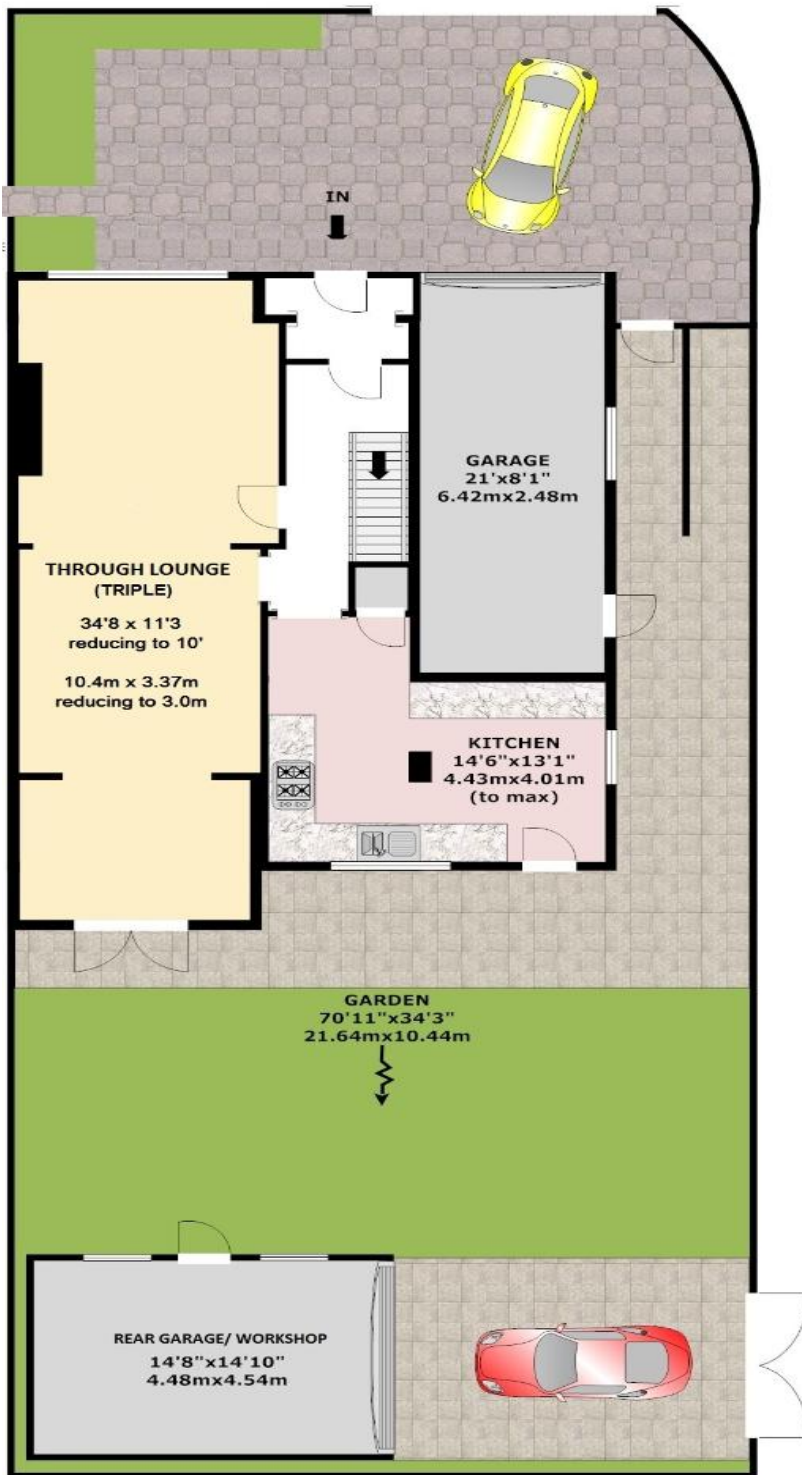




Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
[92-100] A	
[81-91] B	
[69-80] C	
[55-68] D	
[39-54] E	
[21-38] F	
[1-20] G	
Not energy efficient - higher running costs	
57	65
England & Wales	
EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
[92-100] A	
[81-91] B	
[69-80] C	
[55-68] D	
[39-54] E	
[21-38] F	
[1-20] G	
Not environmentally friendly - higher CO ₂ emissions	
51	59
England & Wales	
EU Directive 2002/91/EC	

MELVILLE AVENUE
GREENFORD UB6



APPROX. GROSS INTERNAL FLOOR AREA 1411.00 SQ FT / 131.08 SQ M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERRORS, OMISSIONS, OR MIS-ESTATEMENTS. THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER

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