

020 8864 5678  
www.phillipsco.co.uk

1279 Greenford Road  
Greenford, UB6 0HY

## **BOURNE VIEW, GREENFORD, UB6 7QT** **£550,000 Freehold**



### **ATTRACTIVE AND VERY WELL PRESENTED THREE BEDROOM HOUSE**

Constructed during the 1930s the property is located in an excellent residential position a few hundred yards from Horsenden Primary School. Sudbury Hill Piccadilly Line and Greenford Central Line (zone 4) stations are within approximately ½ mile. H17, 487 & 92 bus routes are all within approximately ¼ mile together with local shopping and recreational facilities.

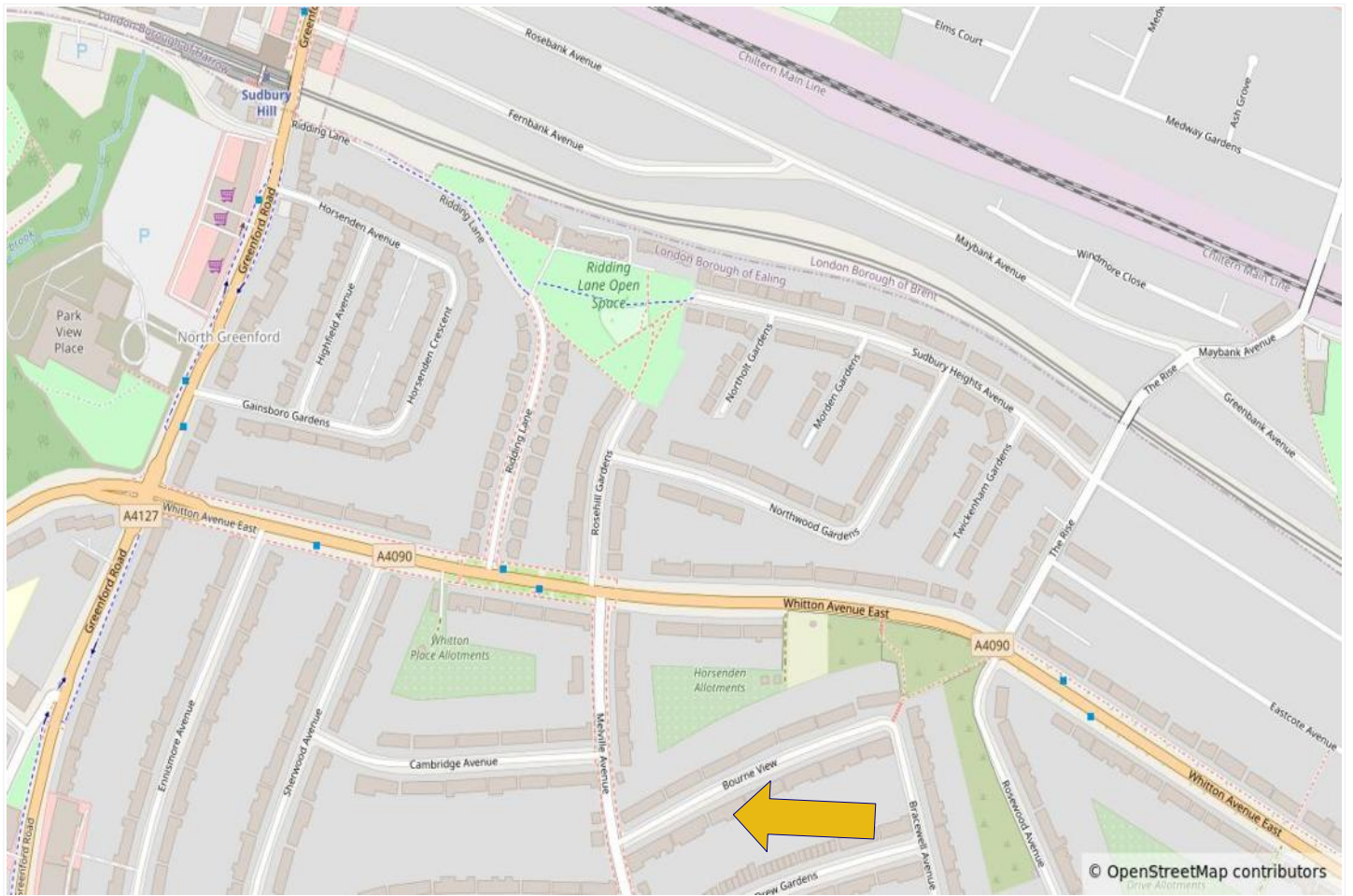
**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \***

**\* TWO INTER CONNECTING RECEPTION ROOMS \***

**OPEN PLAN KITCHEN/ DINING ROOM \***

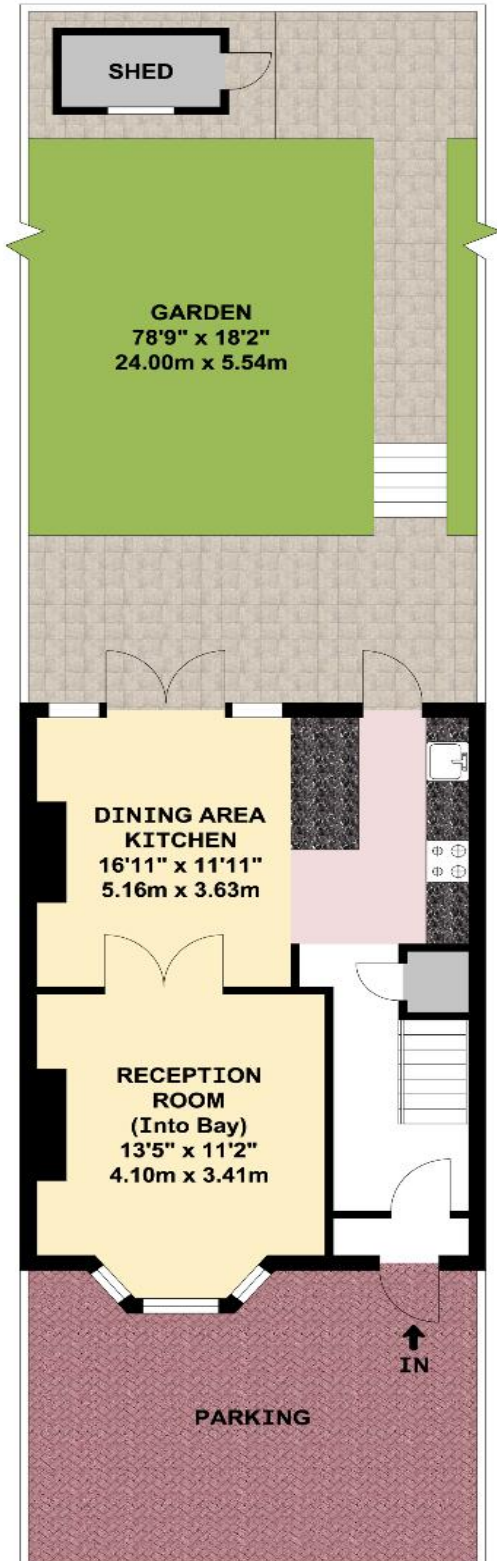
**\* 78' SOUTH FACING REAR GARDEN \***

**\* OFF STREET PARKING \***

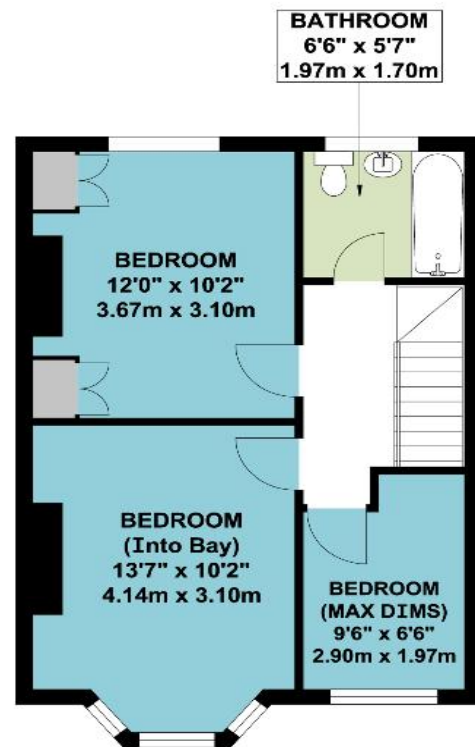




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



**GROUND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 842.38 SQ. FT / 78.26 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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