

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

CURREY ROAD GREENFORD UB6 0BG £575,000 Freehold



EXTENDED AND EXCEPTIONALLY WELL PRESENTED THREE BEDROOM HOUSE

Built in the 1930s the property has been extensively improved to a very high standard throughout and is located in a residential position about $\frac{3}{4}$ mile from either Sudbury Hill Piccadilly Line (Zone 4) or Greenford Central Line (Zone 4) stations, local shops, primary and secondary schools and bus routes.

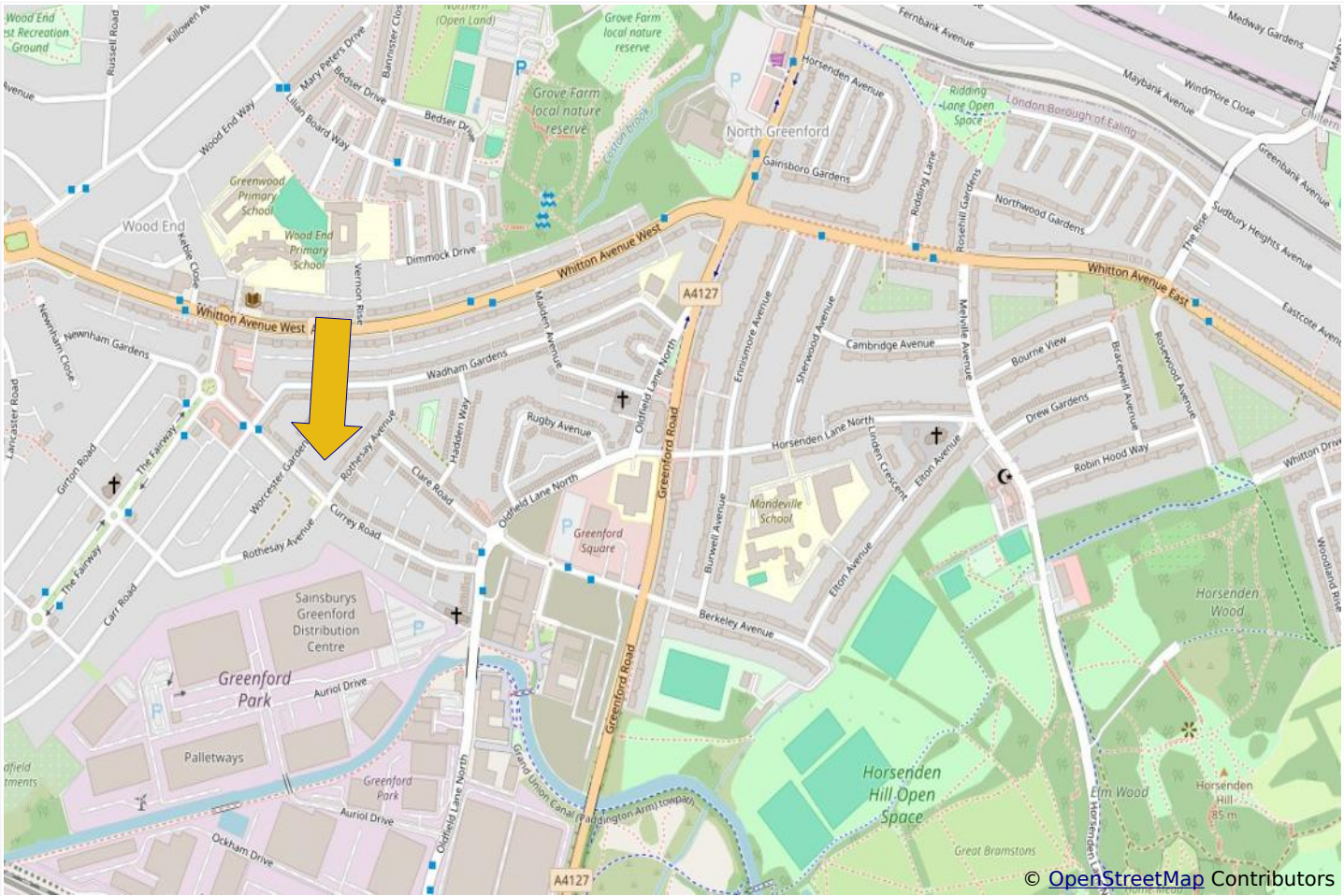
*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** THROUGH RECEPTION ROOM * GROUND FLOOR WC/UTILITY ROOM ***

*** EXTENDED COMPREHENSIVELY FITTED KITCHEN & BREAKFAST ROOM ***

*** IMMACULATELY PRESENTED REAR GARDEN * OFF-STREET PARKING ***

*** NO UPPER CHAIN ***





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



APPROX. GROSS INTERNAL FLOOR AREA 950.56 SQ. FT / 88.31 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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