

020 8864 5678

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1279 Greenford Road  
Greenford, UB6 0HY

## **HURLEY ROAD, GREENFORD, UB6 9HA £575,000 Freehold**



### **EXTENDED VERY WELL PRESENTED AND CARED FOR THREE BEDROOM HOUSE**

Constructed during the 1930s the property is located in a residential side street, within approximately ¼ mile of Greenford Broadway shopping facilities, schools and bus routes.

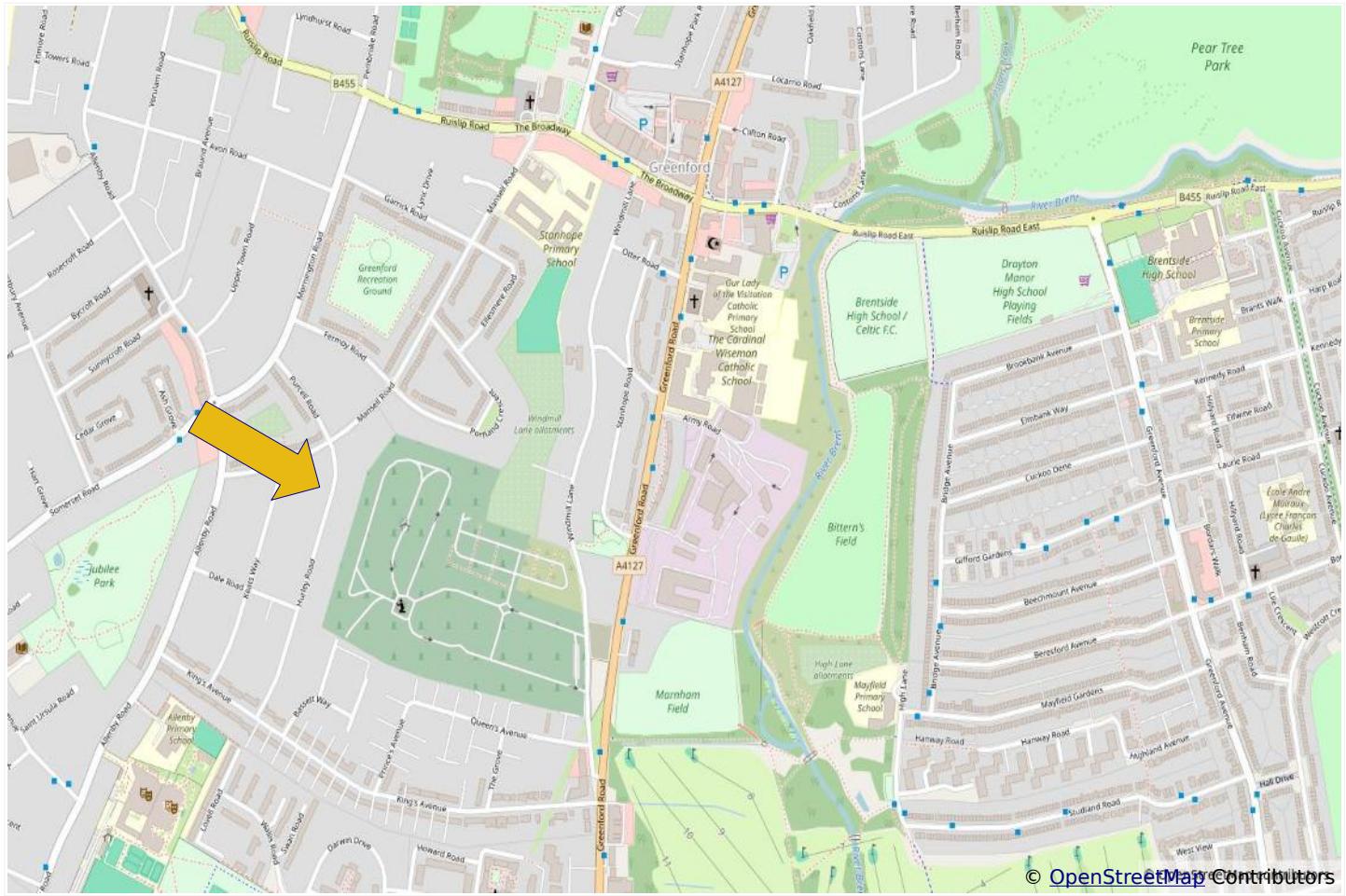
**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \***

**\* 26' THROUGH RECEPTION ROOM \* KITCHEN /BREAKFAST ROOM EXTENSION \***

**\* UTILITY ROOM \* GROUND FLOOR WC \* RE-TILED ROOF \***

**\* OFF-STREET PARKING TO FRONT \***

**\* DOUBLE GARAGE AT REAR WITH UP AND OVER MAIN DOOR \***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-81)	B		87
(69-80)	C		
(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 1089.09 SQ. FT / 101.18 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE LOFT STORAGE & THE GARAGE 1566.58 SQ. FT / 145.54 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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