

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

OAKWOOD CRESCENT, GREENFORD, UB6 0RQ **£570,000 Freehold**



EXTENDED AND WELL PRESENTED ATTRACTIVE THREE BEDROOM SEMI DETACHED HOUSE

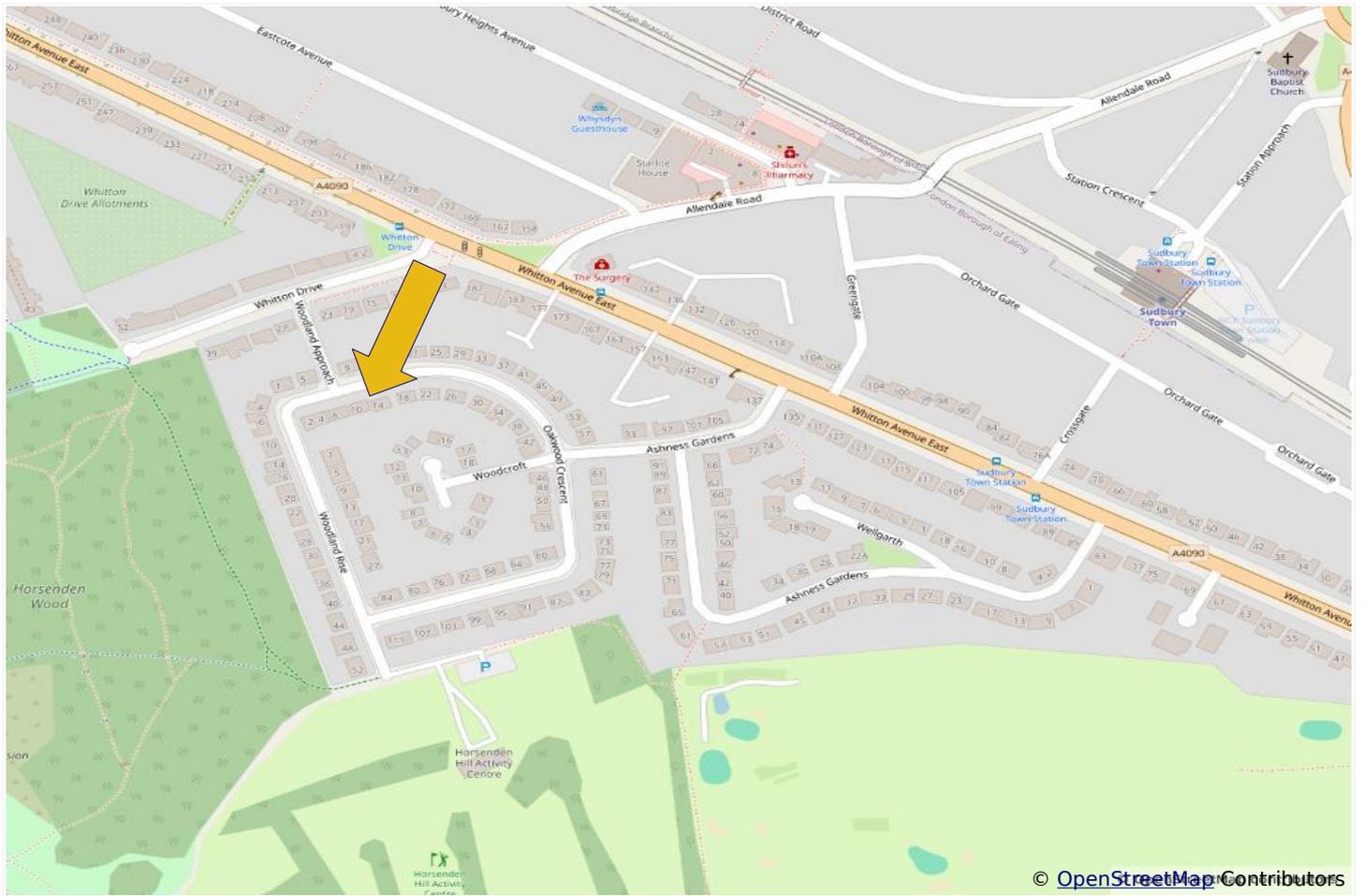
Constructed during the 1930s the property is located in an excellent residential position a few hundred yards from Horsenden Hill open space and golf courses and ¼ mile from Sudbury Town Piccadilly Line zone 4 station, H17 and 487 bus routes as well as local shopping and recreational facilities.

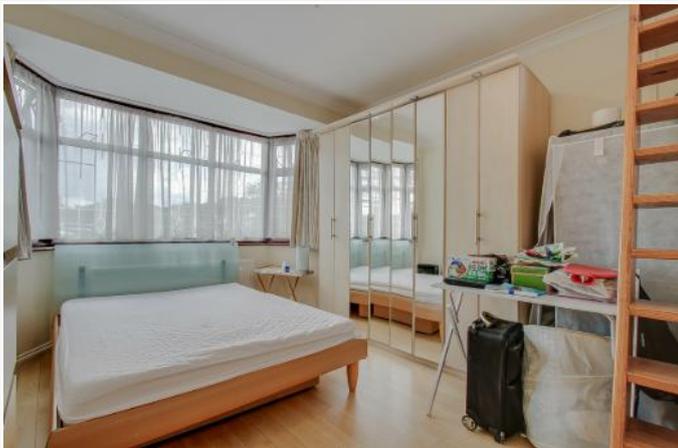
*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** THROUGH RECEPTION ROOM * KITCHEN & UTILITY ROOM ***

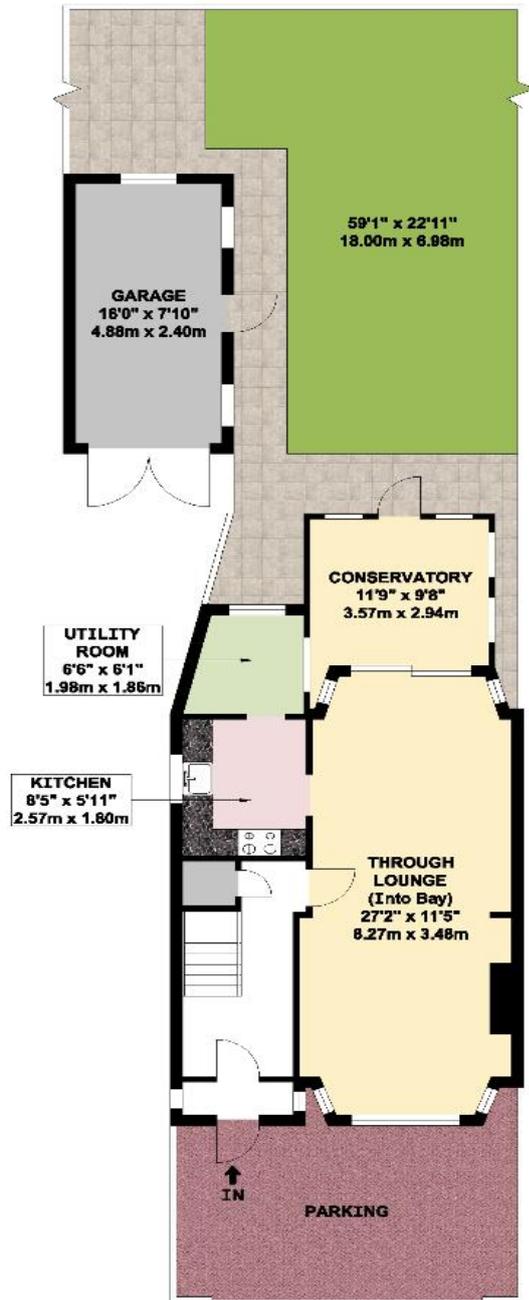
*** CONSERVATORY * GARAGE ***

*** SOUTH EAST FACING REAR GARDEN * OFF-STREET PARKING ***

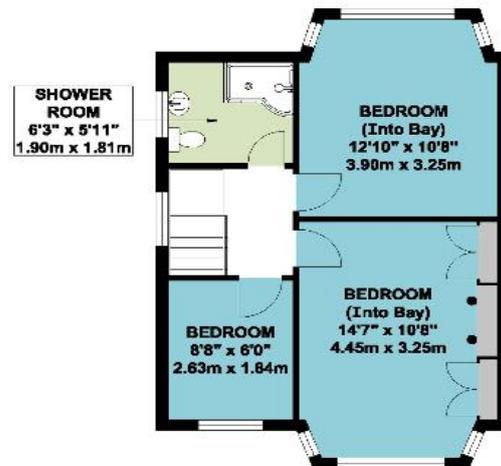
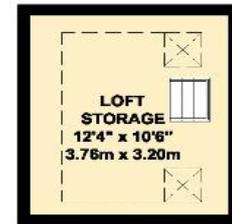




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 921.06 SQ. FT / 85.57 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY AND LOFT STORAGE 1141.72 SQ. FT / 106.07 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

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