

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

MORDEN GARDENS, GREENFORD, UB6 0LT **£750,000 Freehold**



WELL PRESENTED EXTENDED FOUR BEDROOM END TERRACED HOUSE

The property is located approximately $\frac{1}{2}$ mile from Sudbury Hill Piccadilly Line zone 4 station, local shops and bus routes. Sudbury Town Piccadilly Line zone 4 station is approximately $\frac{3}{4}$ mile distant, whilst Horsenden Hill open space is within $\frac{1}{2}$ mile.

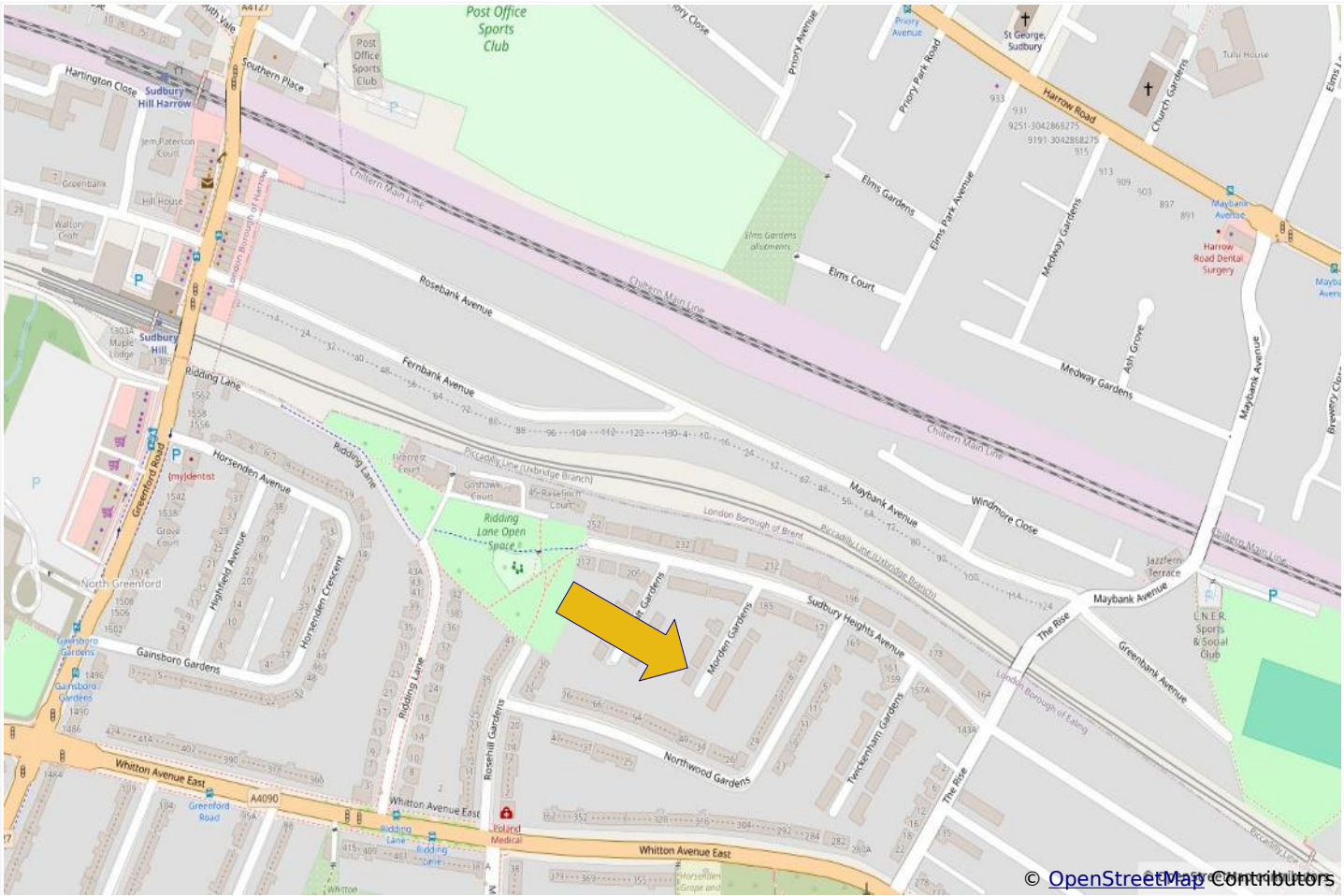
*** DOUBLE GLAZING * GAS CENTRAL HEATING ***

*** CONSERVATORY * STUDY ***

*** FAMILY BATHROOM * GROUND FLOOR CLOAKROOM/WC ***

*** 56' REAR GARDEN * OWN DRIVEWAY ***

*** NO UPPER CHAIN ***

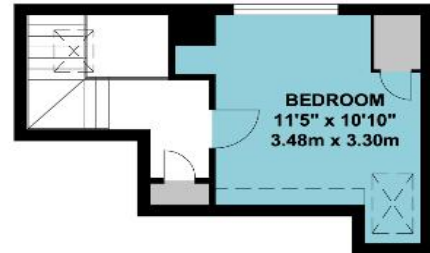




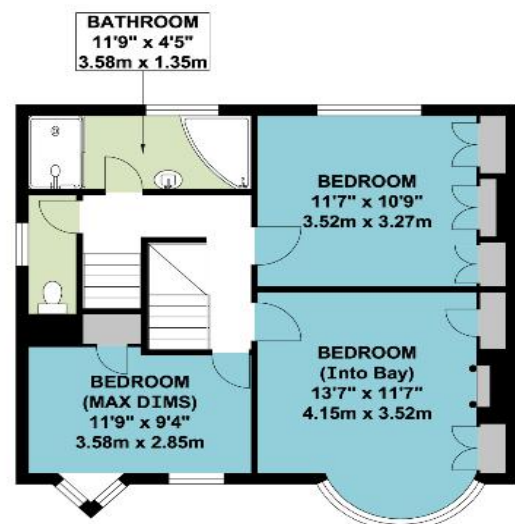
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		80
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		



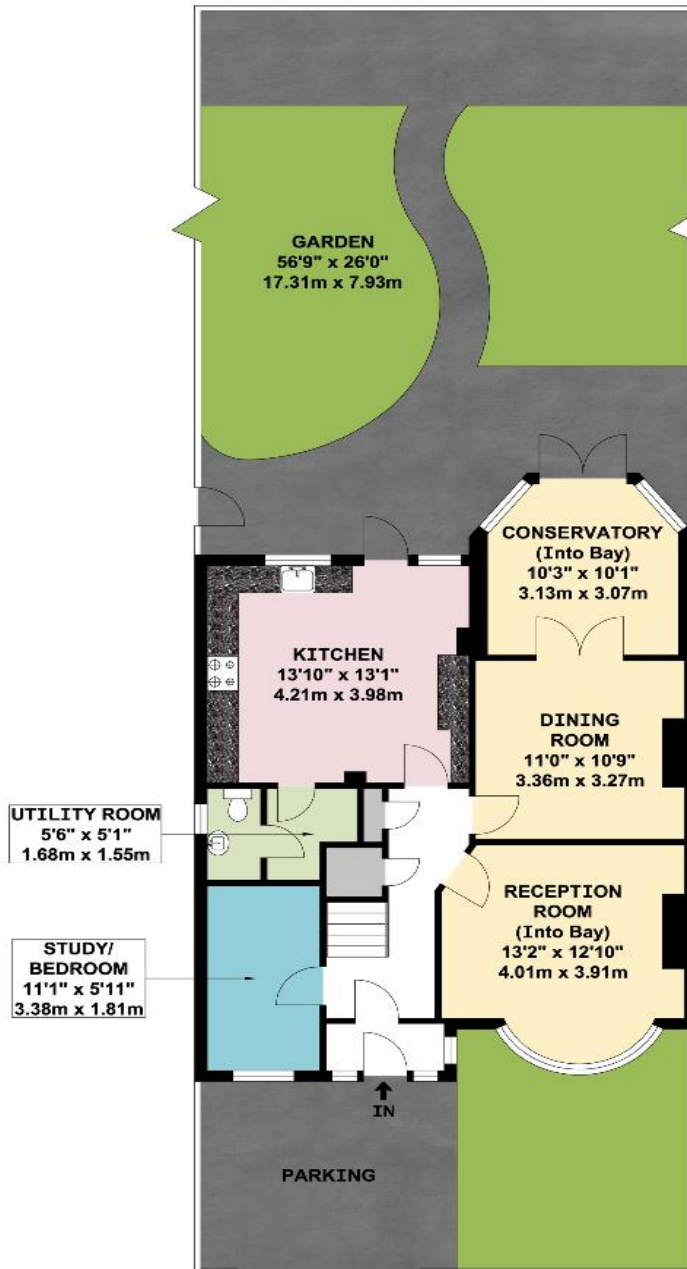
--- RESTRICTED HEAD HEIGHT



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1556.89 SQ. FT / 144.64 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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