

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

KINGSMEAD DRIVE, NORTHOLT UB5 5BN £445,000 Freehold



EXTENDED AND VERY WELL PRESENTED TWO BEDROOM HOUSE

Constructed during the 1930s, the property is located in a residential cul de sac close to local shops, Islip Manor Park and 140 bus route. Less than ¼ mile from Northolt Central Line station.

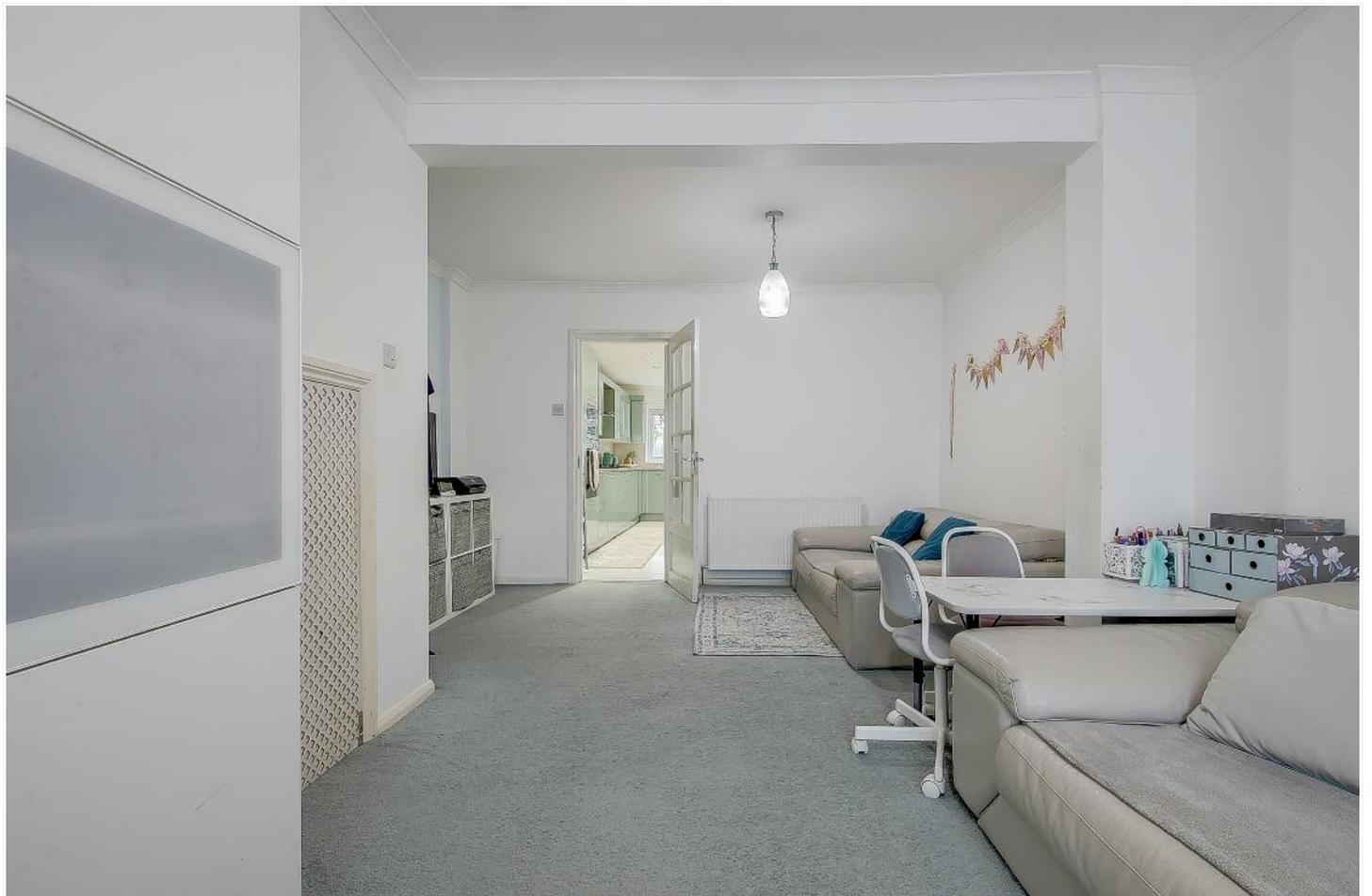
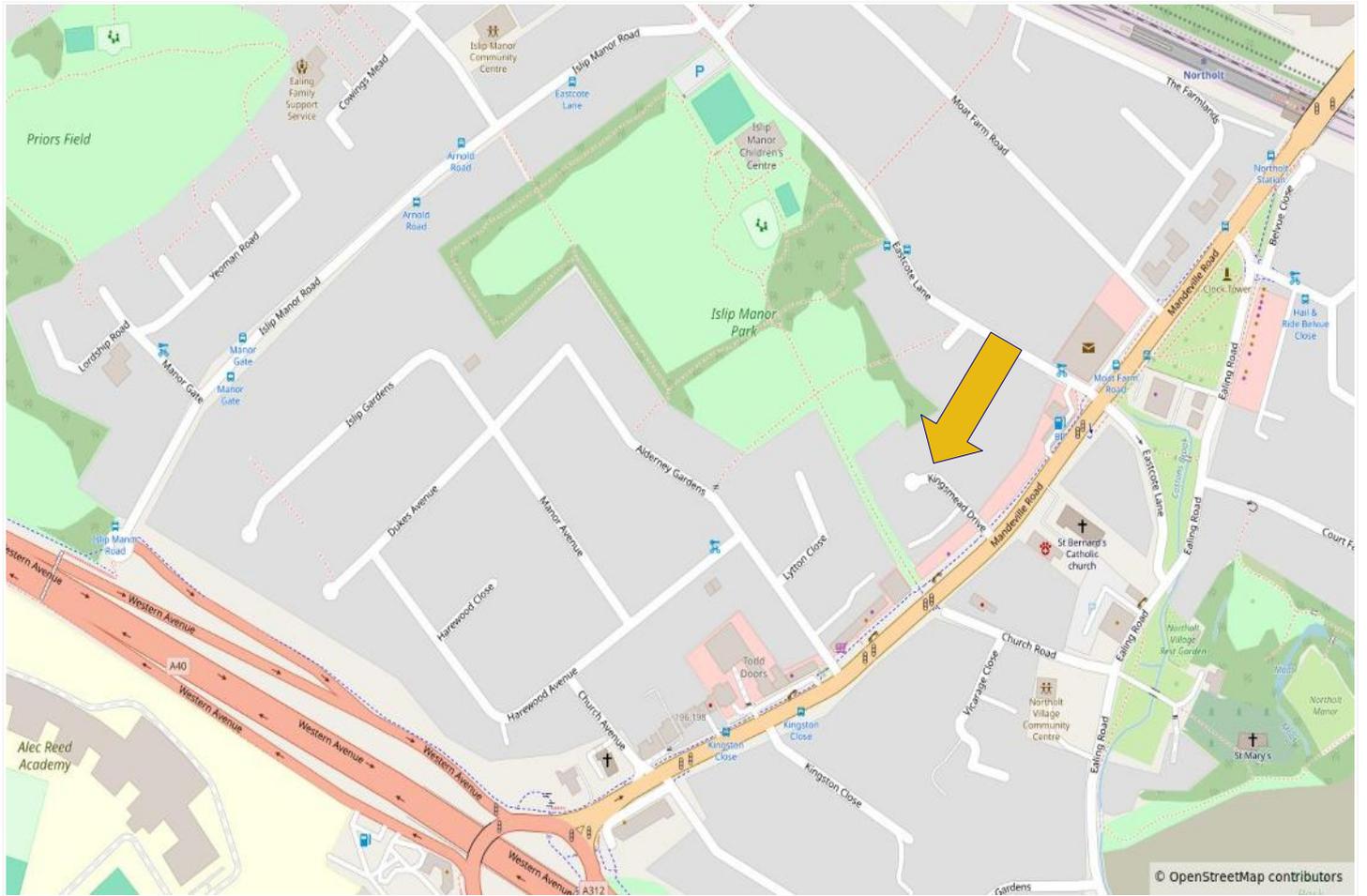
*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** 5.7m KITCHEN/ DINING ROOM EXTENSION WITH UNDERFLOOR HEATING ***

*** GROUND FLOOR BATHROOM & FIRST FLOOR SHOWER ROOM ***

*** THROUGH LOUNGE ***

*** 85' REAR GARDEN ***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	72	
(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	
<small>WWW.EPC4U.COM</small>			



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 798.03 SQ. FT / 74.14 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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