

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

VERNON RISE GREENFORD UB6 0EQ £625,000 Freehold



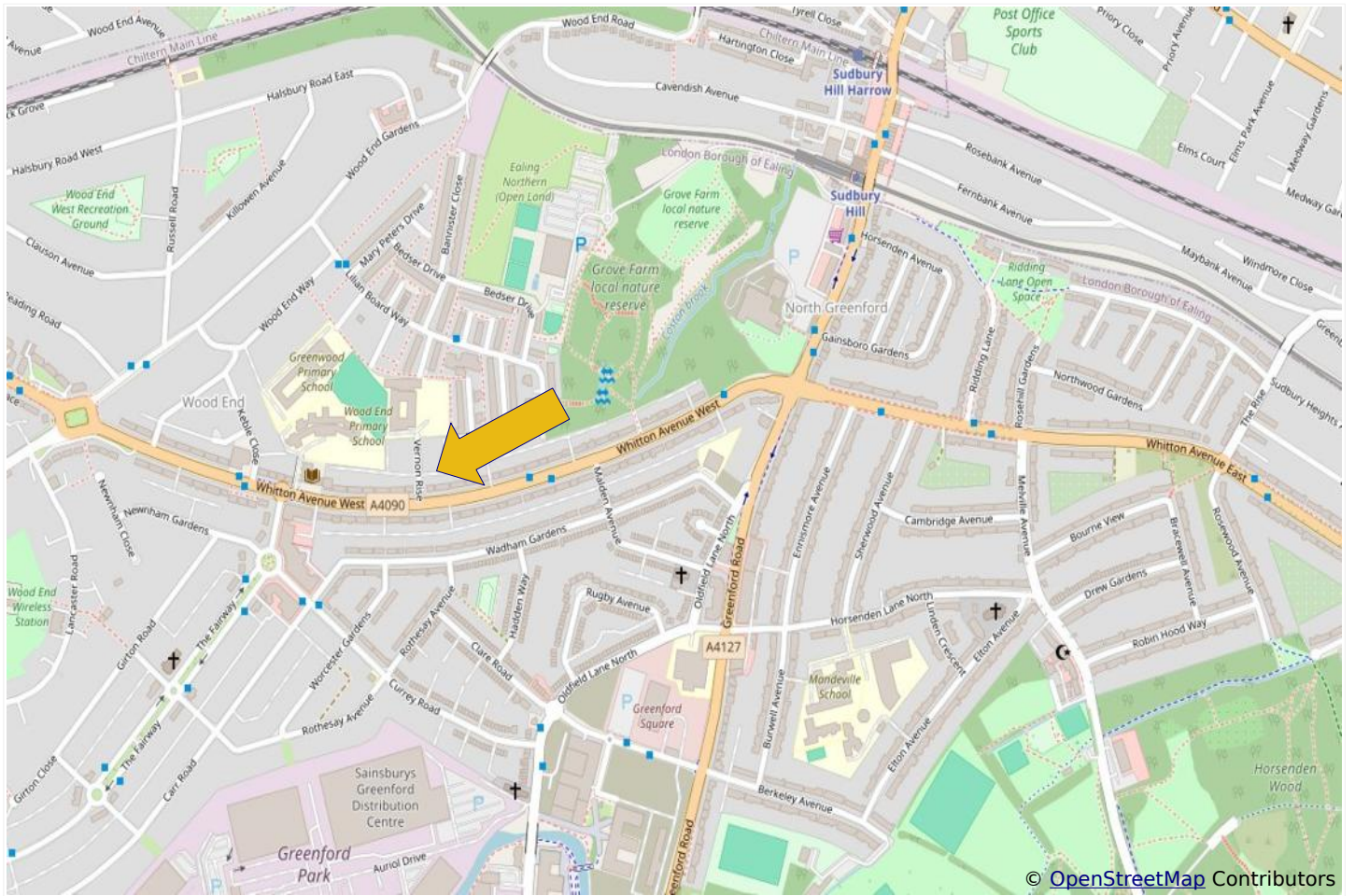
EXCEPTIONALLY WELL PRESENTED AND IMPROVED THREE BEDROOM SEMI-DETACHED HOUSE

Constructed during the 1930s the property is located just off Whitton Avenue West, adjacent Wood End & Greenwood Primary Schools and within $\frac{3}{4}$ mile of Sudbury Hill shopping facilities and Sudbury Hill Piccadilly Line Zone 4 station. 487, 92 and H17 buses run within $\frac{1}{2}$ mile and the property is approximately $\frac{3}{4}$ mile from Horsenden Hill open space and Westway multiple shopping centre.

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

*** REFITTED KITCHEN & BATHROOM/WC * UTILITY ROOM ***

*** TASTEFULLY DECORATED TO A VERY HIGH STANDARD THROUGHOUT ***



* OFF-STREET PARKING *



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	69	
(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 1090.06 SQ. FT / 101.27 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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