

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

BURWELL AVENUE GREENFORD UB6 0NU **£875,000 Freehold**



SPECTACULAR AND LAVISHLY IMPROVED FIVE BEDROOM END TERRACE HOUSE

The property is located in an excellent residential position a few hundred yards from Horsenden Primary School and Horsenden Hill Open Space.

Sudbury Hill Piccadilly Line and Greenford Central Line (zone 4) stations are within ½ mile and H17, 487 & 92 bus routes are all within ½ mile as well as local shopping and recreational facilities.

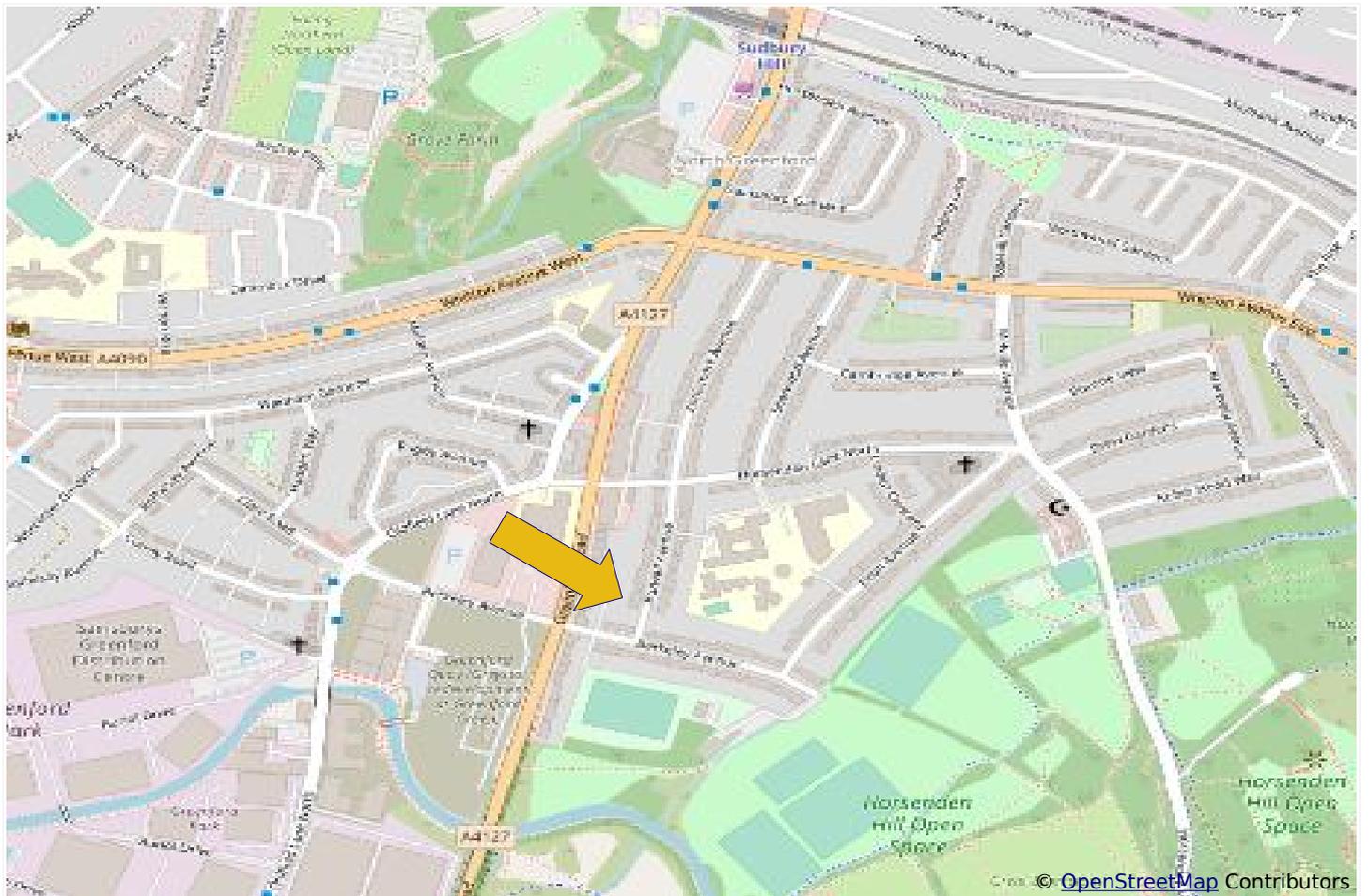
*** GAS CENTRAL HEATING * GROUND FLOOR UNDERFLOOR HEATING TO PART ***

*** DOUBLE GLAZING * GROUND FLOOR SHOWER ROOM/WC ***

*** SUPERBLY APPOINTED KITCHEN * FIXED STAIRCASE TO FITTED OUT LOFT AREA ***

*** IMMACULATE 82' REAR GARDEN ***

*** OFF-STREET PARKING FOR MULTIPLE CARS ***





Energy Efficiency Rating		Current	Potential
100+ (A)	90-100 (A)		
80-90 (B)	70-80 (B)		
60-70 (C)	50-60 (C)	72	78
40-50 (D)	30-40 (D)		
20-30 (E)	10-20 (E)		
1-10 (F)	0-10 (F)		
0 (G)	0 (G)		

Most energy efficient - 100% saving costs

Least energy efficient - 10% saving costs

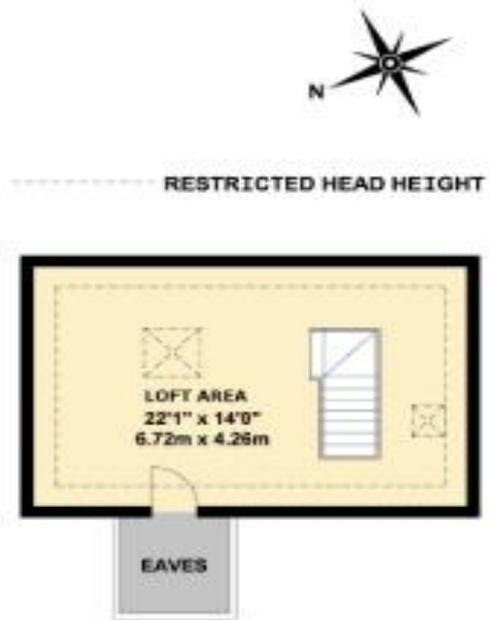
England & Wales

EU Directive 2002/91/EC

www.epc4u.com



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1589.29 SQ. FT / 147.65 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA, INCLUDING THE LOFT ROOM 1897.35 SQ. FT / 176.27 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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