

020 8864 5678  
www.phillipsco.co.uk

1279 Greenford Road  
Greenford, UB6 0HY

## **ELTON AVENUE, GREENFORD, UB6 0PP £590,000 Freehold**



### **EXCEPTIONALLY WELL PRESENTED THREE BEDROOM HOUSE**

Constructed during the 1930s the property is located in an excellent residential position adjacent to Berkeley Fields Hill a few hundred yards from Horsenden Primary School. Sudbury Hill Piccadilly Line and Greenford Central Line (zone 4) stations are within approx. ½ mile. H17, 487 & 92 bus routes are all within approx. ¼ mile together with local shopping and recreational facilities.

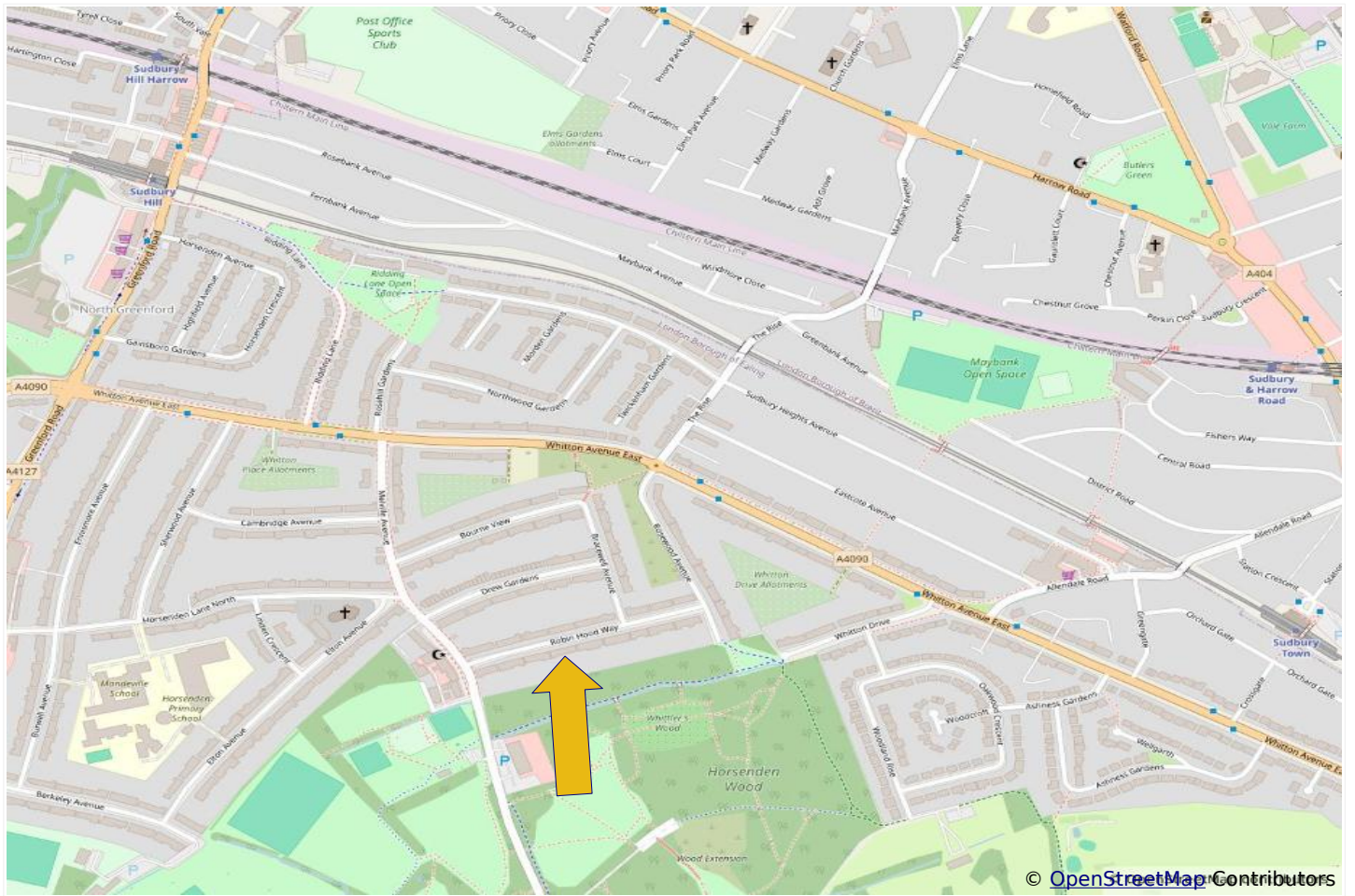
**\* ADJACENT TO RECREATION FIELDS \***

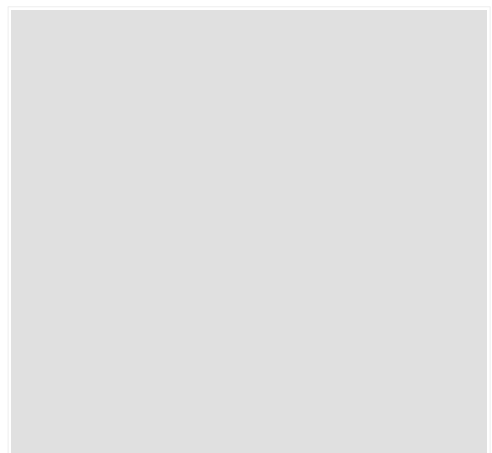
**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \***

**\* TWO RECEPTION ROOMS \***

**\* 84' SOUTHERLY FACING REAR GARDEN \***

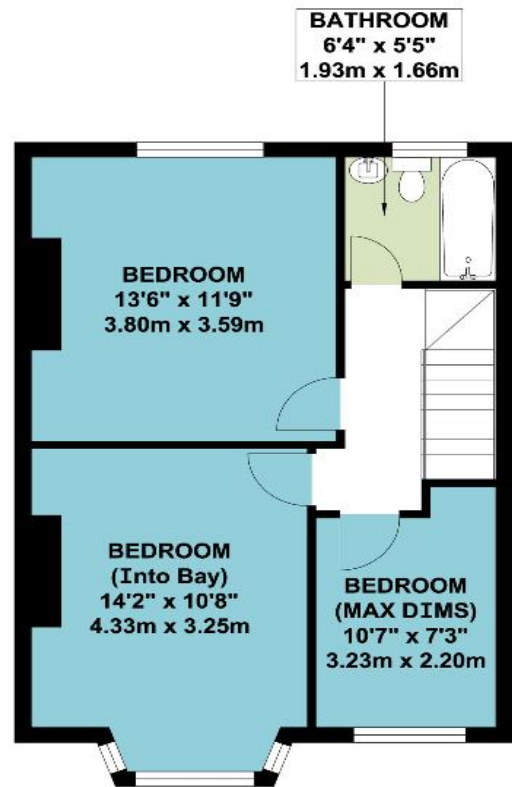
**\* OFF STREET PARKING \* NO UPPER CHAIN \***







**GROUND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 924.83 SQ. FT / 85.92 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**

[www.phillipsco.co.uk](http://www.phillipsco.co.uk)