

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **WADHAM GARDENS, GREENFORD, UB6 0BT £599,950 Freehold**



### **EXTENDED AND WELL PRESENTED FOUR BEDROOM END TERRACE HOUSE**

Constructed during the 1930s the property is located in a popular and convenient residential side road about ½ mile from either Greenford Central Line or Sudbury Hill Piccadilly Line (zone 4) stations, Horsenden Hill open space, local shops and 487, 395, 92 & H17 bus routes. Greenwood and Wood End schools are within approximately ¼ mile.

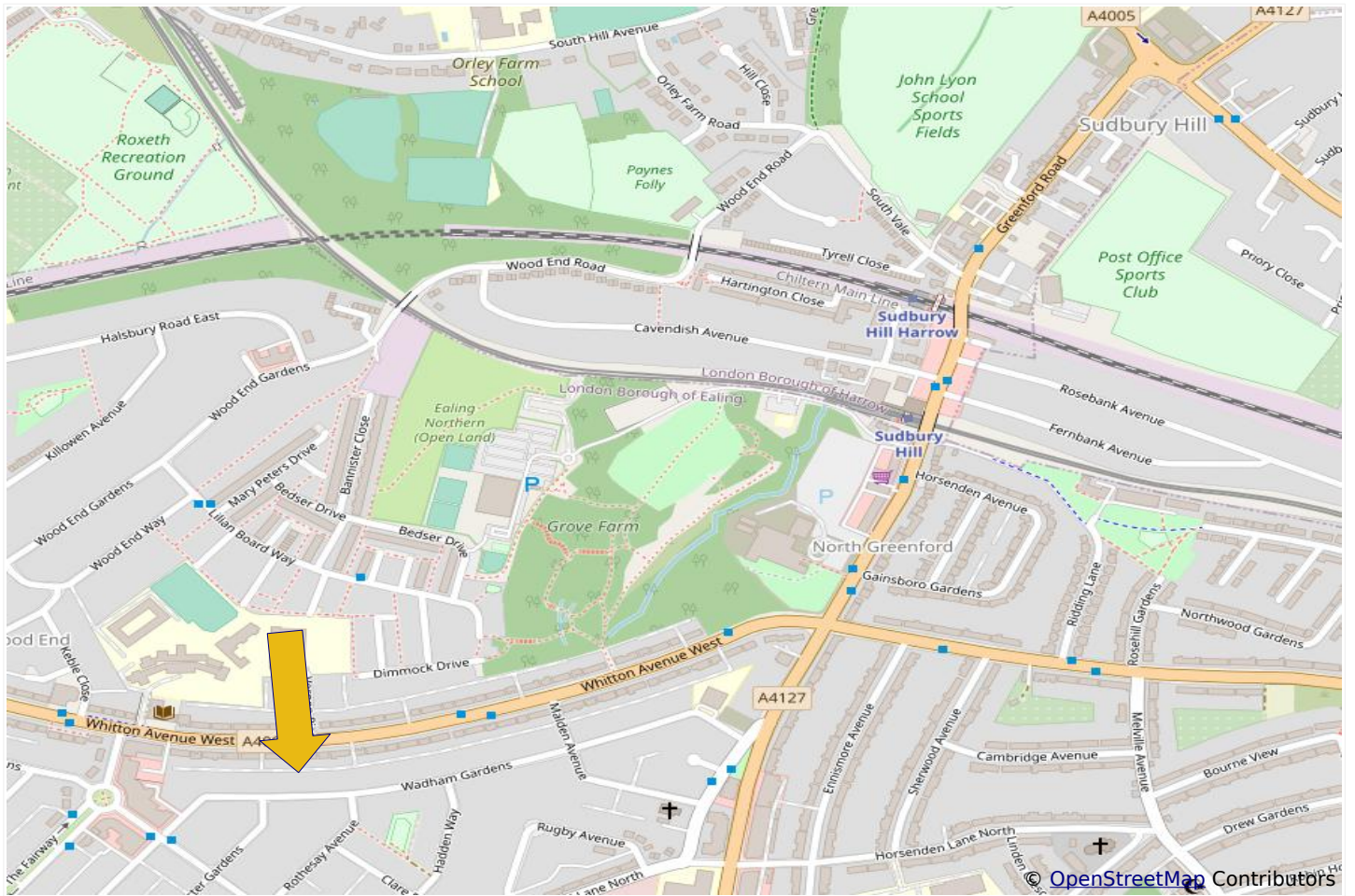
**\* LOFT BEDROOM WITH EN-SUITE SHOWER ROOM \***

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

**\* THROUGH RECEPTION ROOM \* EXTENDED FITTED KITCHEN \***

**\* OFF STREET PARKING \***

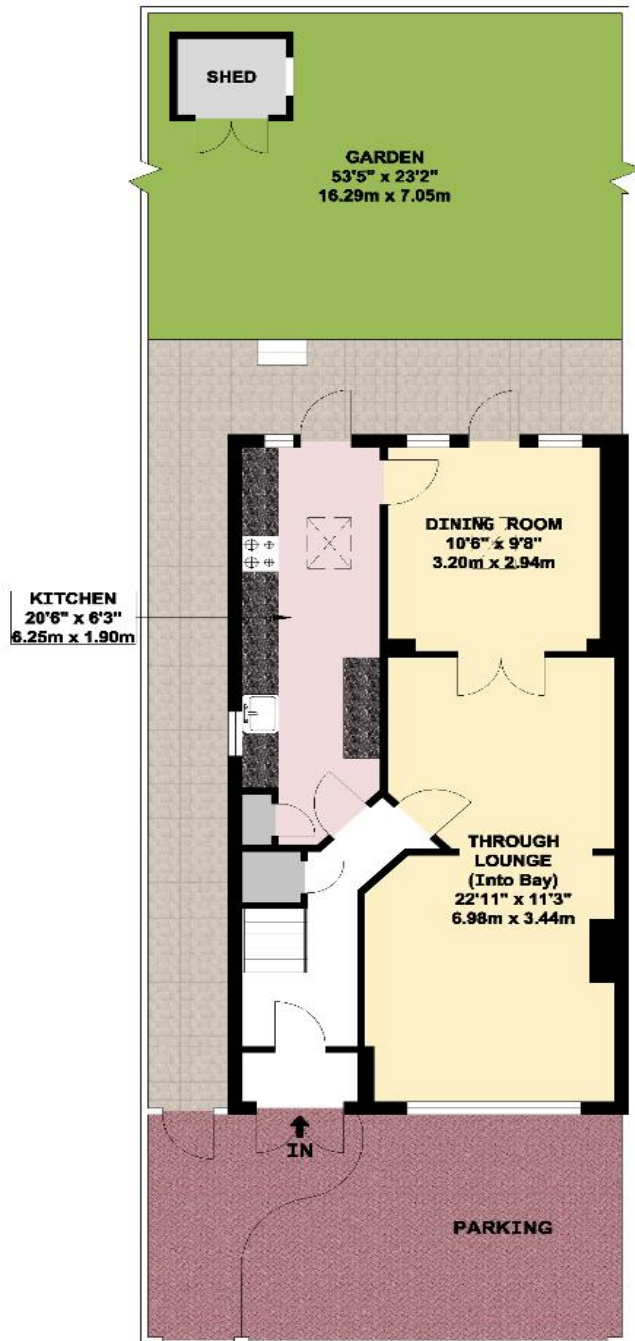




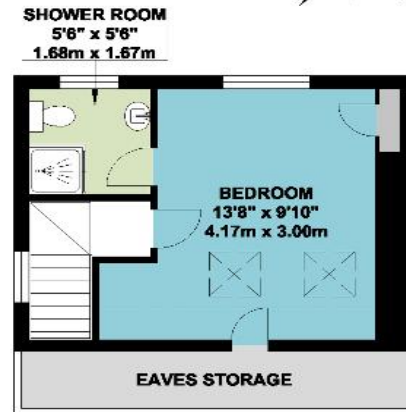




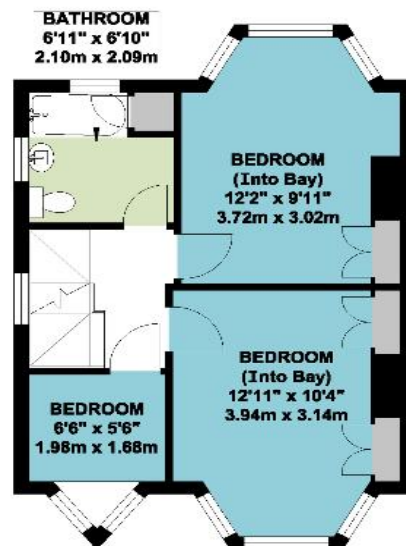
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	80	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1161.96 SQ. FT / 107.95 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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