

020 8864 5678

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1279 Greenford Road  
Greenford, UB6 0HY

## **EASTCOTE AVENUE GREENFORD UB6 0NQ** **£575,000 Freehold**



### **EXTENDED THREE BEDROOM HOUSE**

Constructed during the 1930s the property is located in a residential side road approximately 1/2 mile from either Sudbury Town Piccadilly Line or Sudbury and Harrow Road Chiltern Overground Stations, local shopping facilities, 487 and H17 bus routes. Horsenden Hill Primary School and Horsenden Open Space are both within 1/2 mile

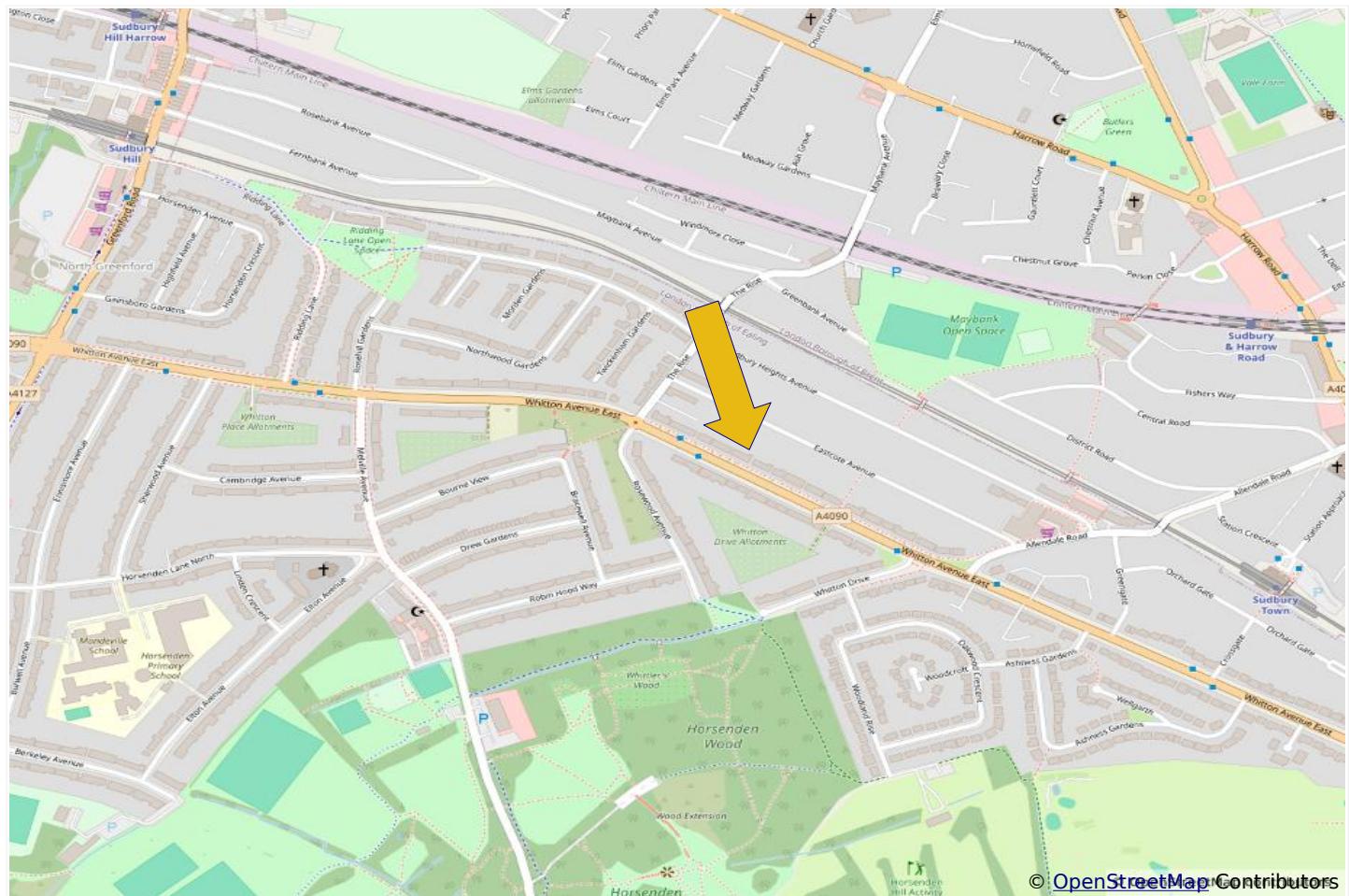
**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \***

**\* TWO RECEPTION ROOMS \* FULL WIDTH REAR EXTENSION \***

**\* ADDITIONAL GROUND FLOOR WET ROOM \***

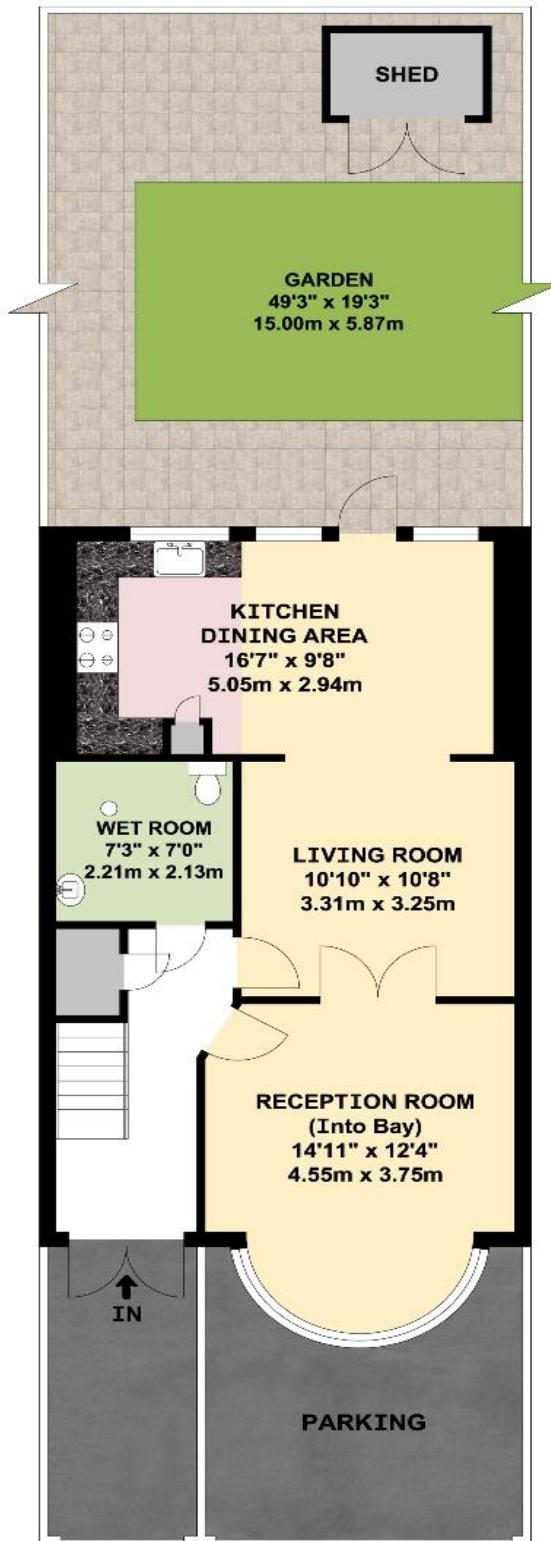
**\* OFF-STREET PARKING \***

**\* NO UPPER CHAIN \***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-81)	B		
(69-80)	C		
(55-68)	D	68	
(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			



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1026.87 SQ. FT / 95.40 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 &amp; CO: 020 8864 5678

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