

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

MELVILLE AVENUE, GREENFORD UB6 0LG **£749,000 Freehold**



SUBSTANTIALLY EXTENDED, CORNER SITED, FOUR BEDROOM END TERRACE HOUSE

Constructed during the 1930s, the property is located less than ½ mile from Sudbury Hill Piccadilly Line zone 4 station, Chiltern Branch Line station, local shops, 92, H17 and 487 bus routes. Horsenden Hill open space and Horsenden Primary School are within approximately ¼ mile.

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

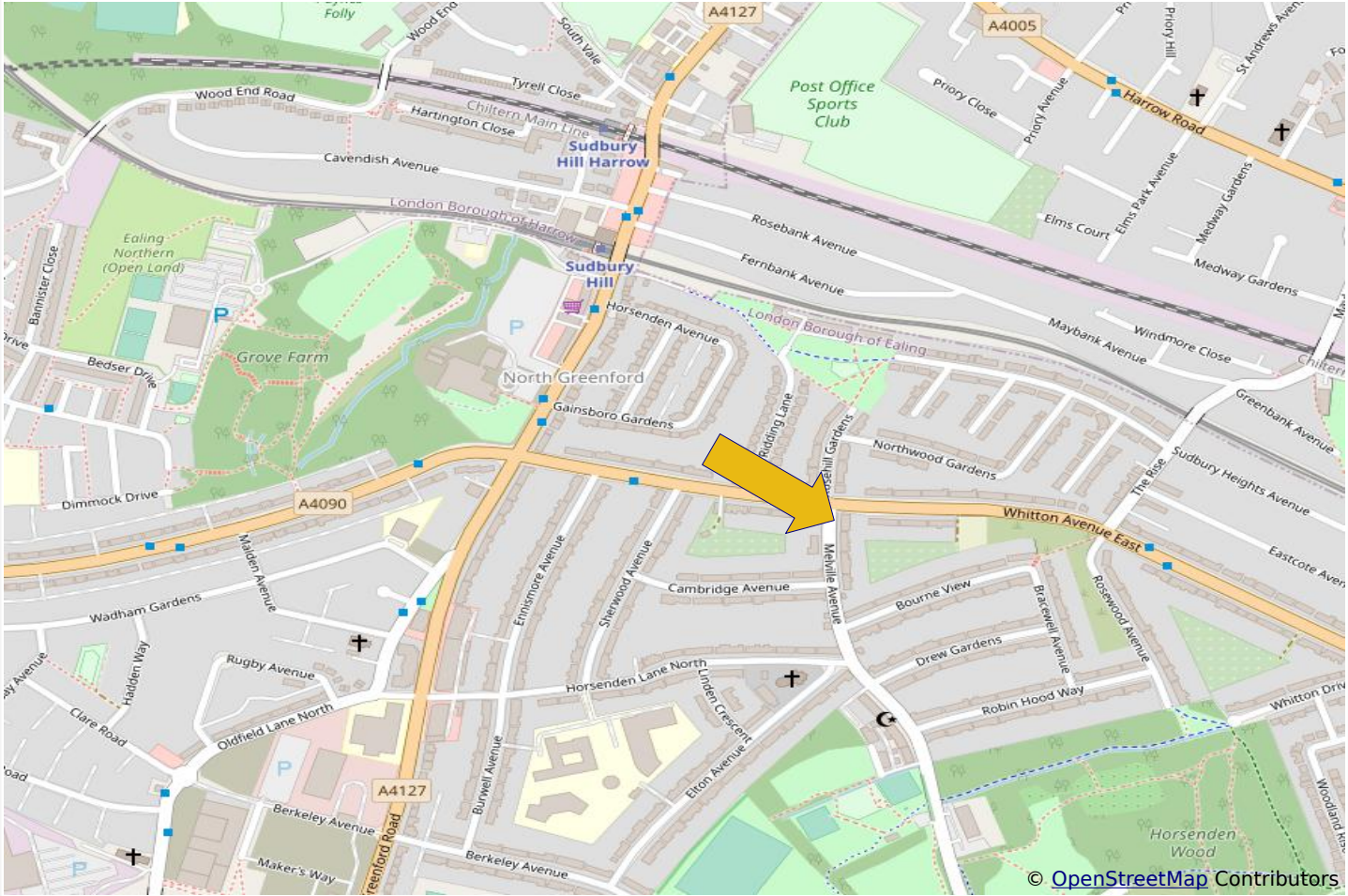
*** 34'8" THROUGH RECEPTION ROOM * KITCHEN/ BREAKFAST ROOM ***

*** 21' DEEP INTEGRAL GARAGE VIA OWN DRIVE * 70' REAR GARDEN ***

*** ADDITIONAL GARAGE/WORKSHOP AT REAR OF PLOT ***

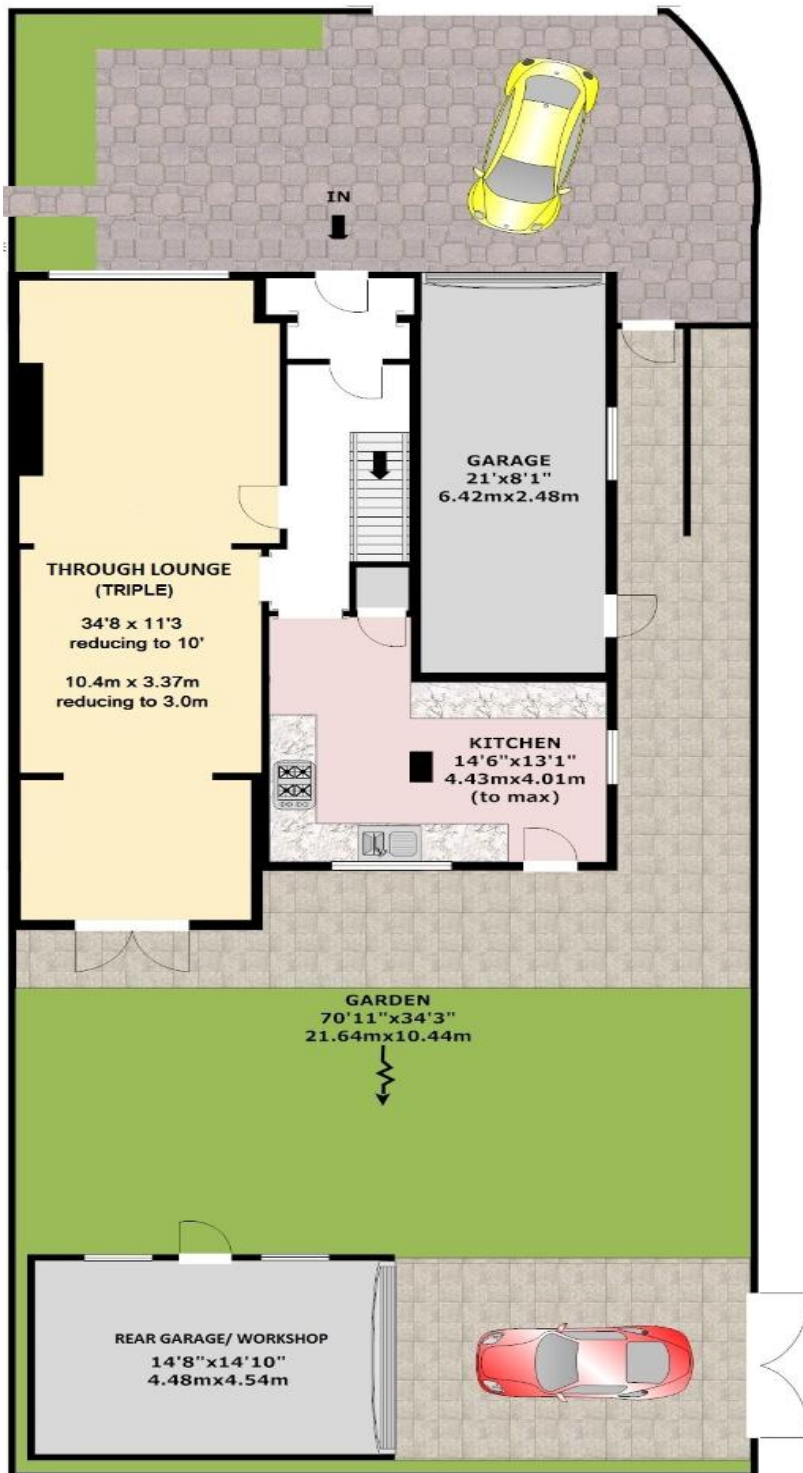
*** COUNCIL TAX BAND E ***

*** NO UPPER CHAIN ***

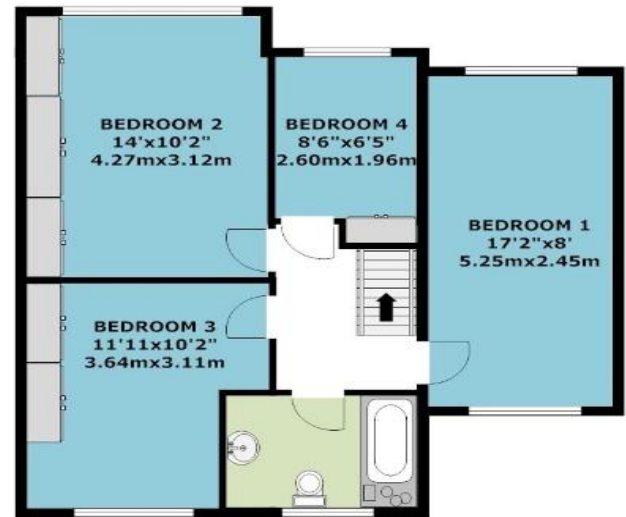




Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	57	65	(39-54) E	51	59
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

MELVILLE AVENUE
GREENFORD UB6

GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1411.00 SQ FT / 131.08 SQ M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERRORS, OMISSIONS, OR MIS-ESTIMATES. THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER

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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