

020 8864 5678  
www.phillipsco.co.uk

1279 Greenford Road  
Greenford, UB6 0HY

## **BURWELL AVENUE, GREENFORD, UB6 0NU** **£550,000 Freehold**



### **EXTENDED THREE BEDROOM END TERRACE HOUSE**

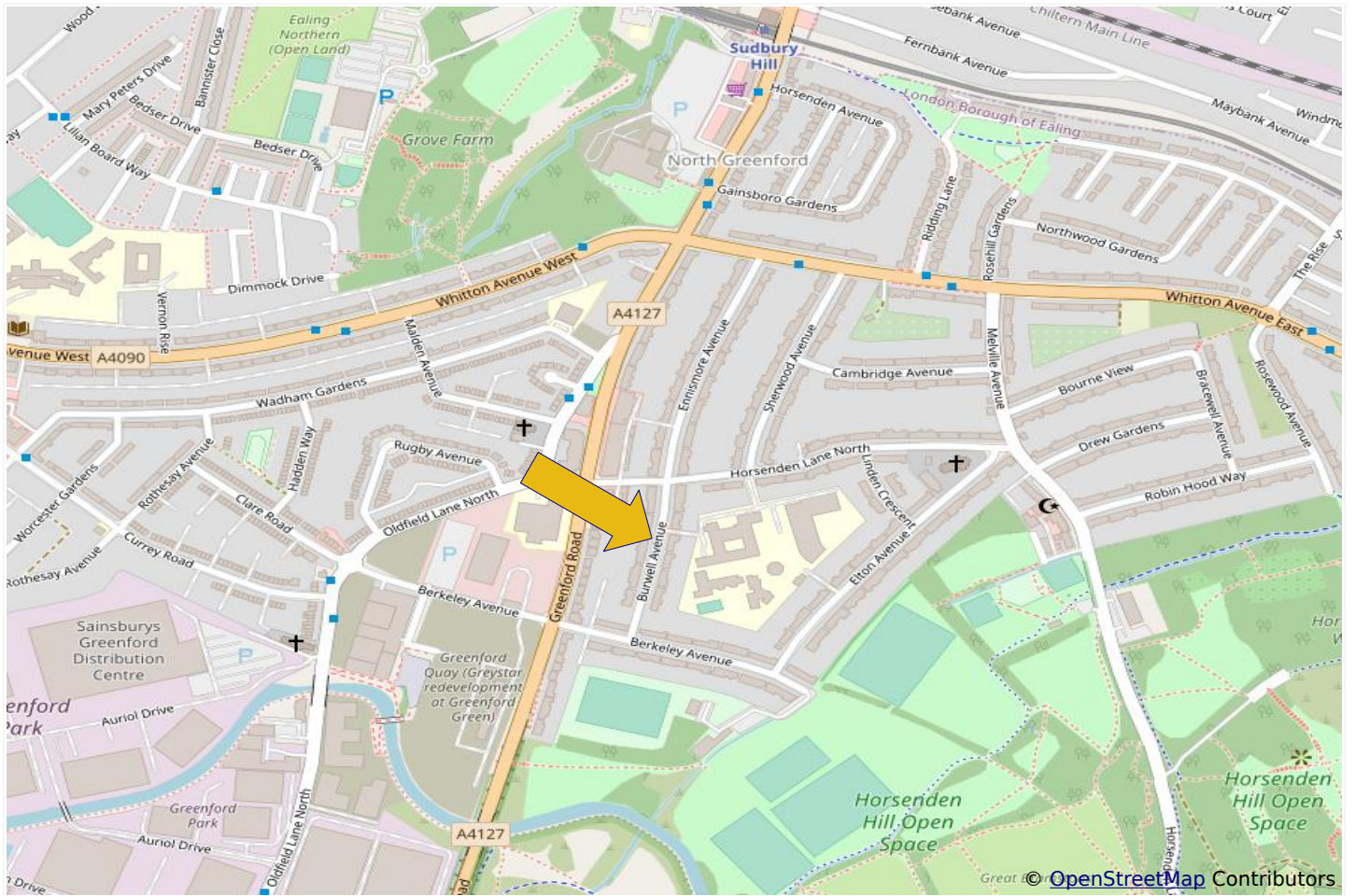
Constructed during the 1930s the property is located in an excellent residential position close to Berkeley Fields and Horsenden Hill open space and a few hundred yards from Horsenden Primary School. Sudbury Hill Piccadilly Line and Greenford Central Line (zone 4) stations are within ½ mile. H17, 487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

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

**\* THROUGH LOUNGE \* GROUND FLOOR WC \***

**\* 80' SOUTH FACING REAR GARDEN \* OFF STREET PARKING \***

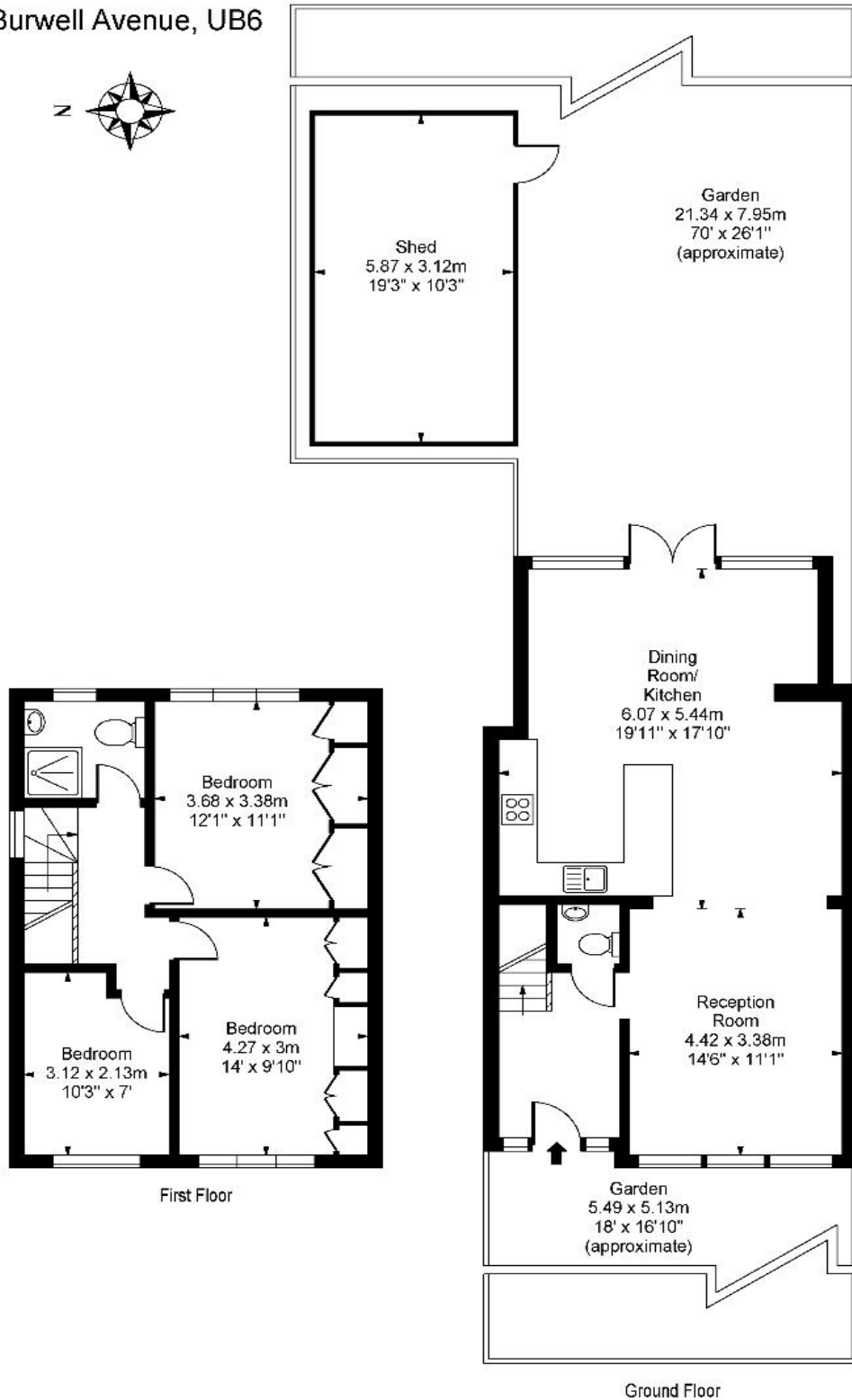
**\* NO UPPER CHAIN \***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(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	

Burwell Avenue, UB6



Approx Gross Internal Area 1056 Sq Ft - 98.10 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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