

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

WOODCROFT GREENFORD UB6 0RJ £649,500 Freehold



EXTENDED WELL PRESENTED THREE BEDROOM DETACHED HOUSE

Constructed during the 1930s the property is located in an excellent residential position approximately ¼ mile from Sudbury Town Piccadilly Line Zone 4 Station, 487 and H17 bus routes. Horsenden Primary School is within ½ mile and the property is a few hundred yards from Sudbury Golf Course and the access to Horsenden Hill Open Space.

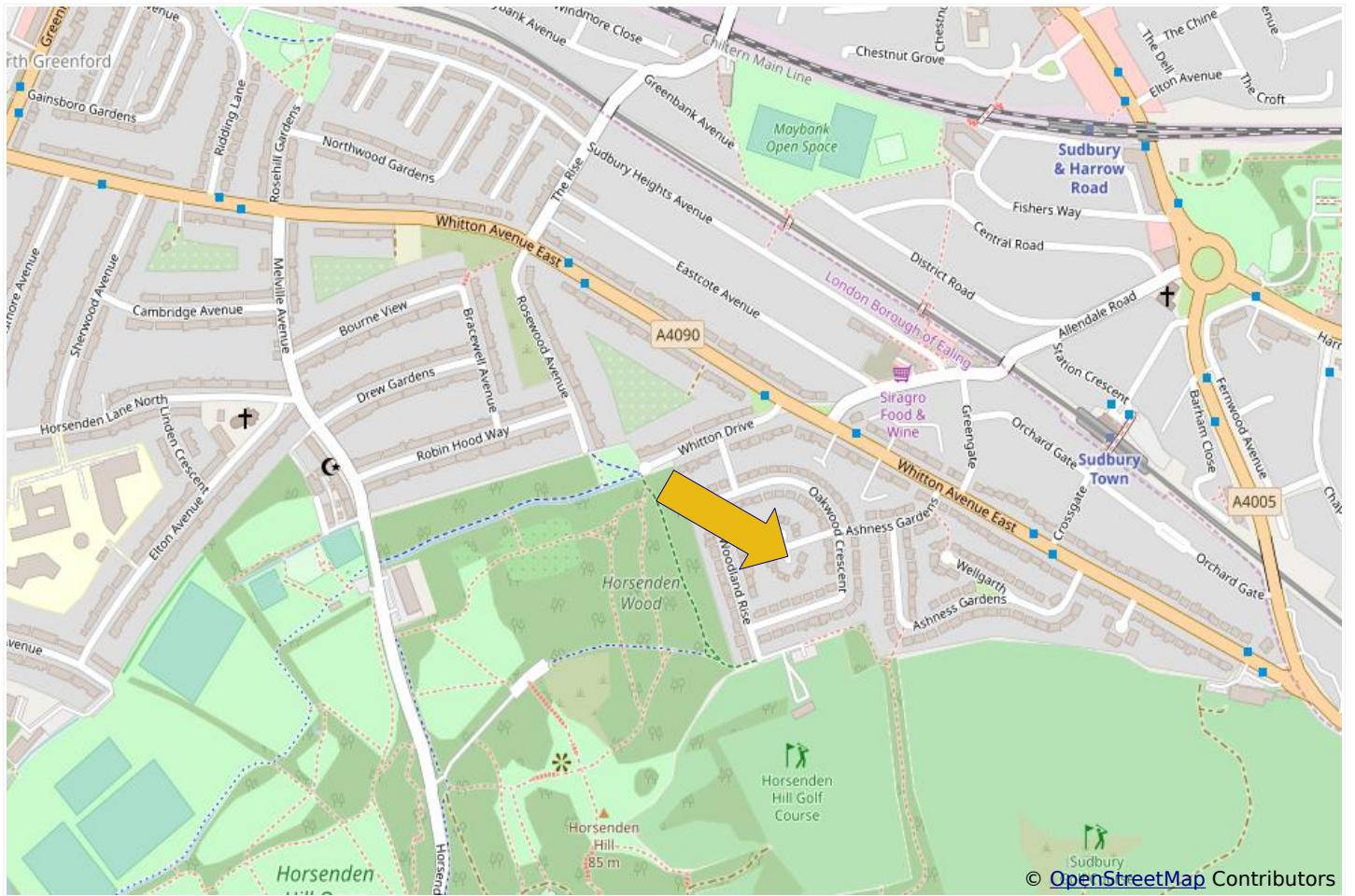
*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** TWO INTER-CONNECTING RECEPTION ROOMS ***

*** FITTED KITCHEN & BREAKFAST ROOM EXTENSION ***

*** UTILITY ROOM * GROUND FLOOR SHOWER ROOM/WC ***

*** GARAGE VIA OWN DRIVE * NO UPPER CHAIN ***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



APPROX. GROSS INTERNAL FLOOR AREA 1201.68 SQ. FT / 111.64 SQ. M
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1486.28 SQ. FT / 138.08 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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