

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

WEST RIDGE GARDENS, GREENFORD, UB6 9PE **£625,000 Freehold**



EXTREMELY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE

Located in a prime residential position overlooking West Ridge Green, the property is approximately $\frac{2}{3}$ mile from Greenford Broadway's multiple shopping and transport facilities and local schools. Access to the A40 Western Avenue is within $\frac{1}{4}$ mile and approximately $\frac{3}{4}$ mile from Greenford Central Line station.

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

*** TWO INTERCONNECTING RECEPTION ROOMS ***

*** CONSERVATORY ***

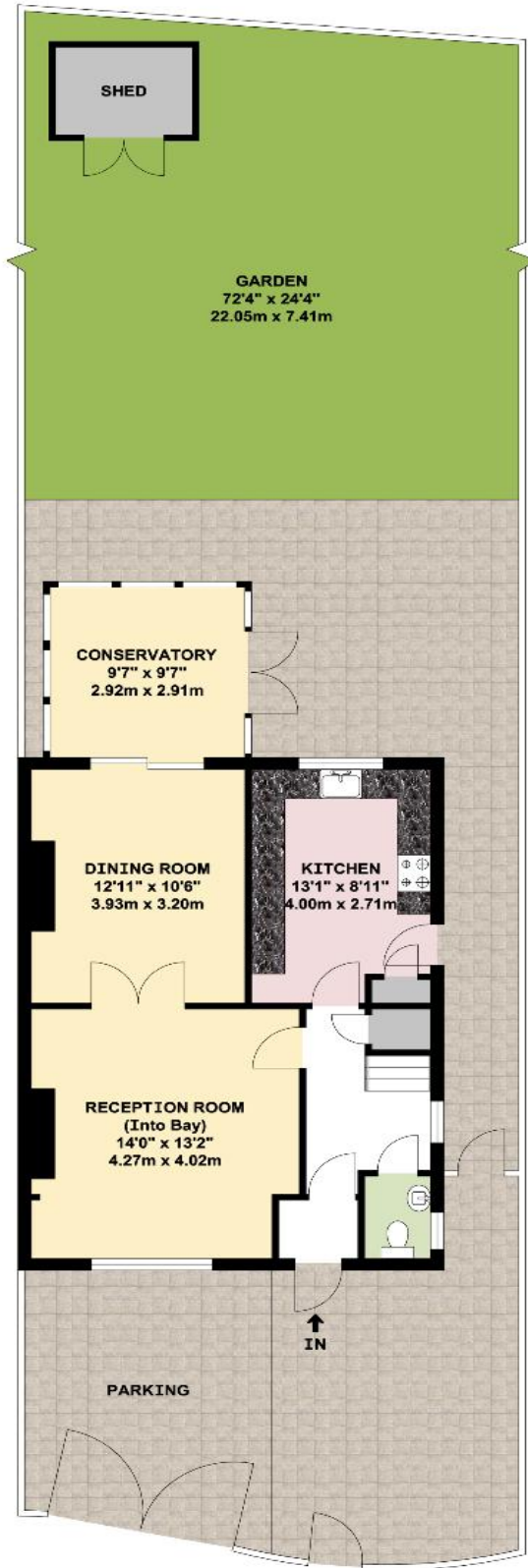
*** 72' SOUTH EAST FACING REAR GARDEN ***

*** OFF STREET PARKING ***

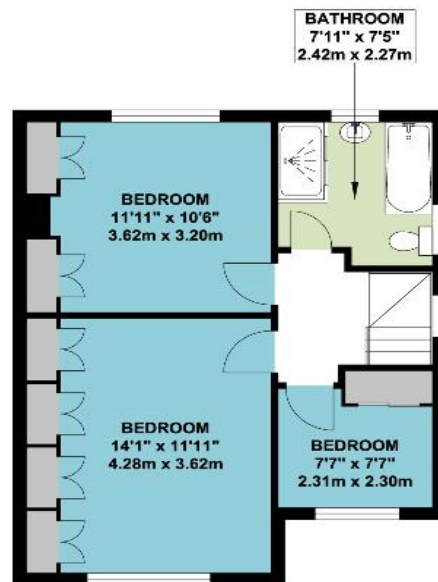




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1000.07 SQ. FT / 92.91 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 1091.46 SQ. FT / 101.40 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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