

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

WADHAM GARDENS, GREENFORD, UB6 0BT **£599,950 Freehold**



EXTENDED AND WELL PRESENTED FOUR BEDROOM END TERRACE HOUSE

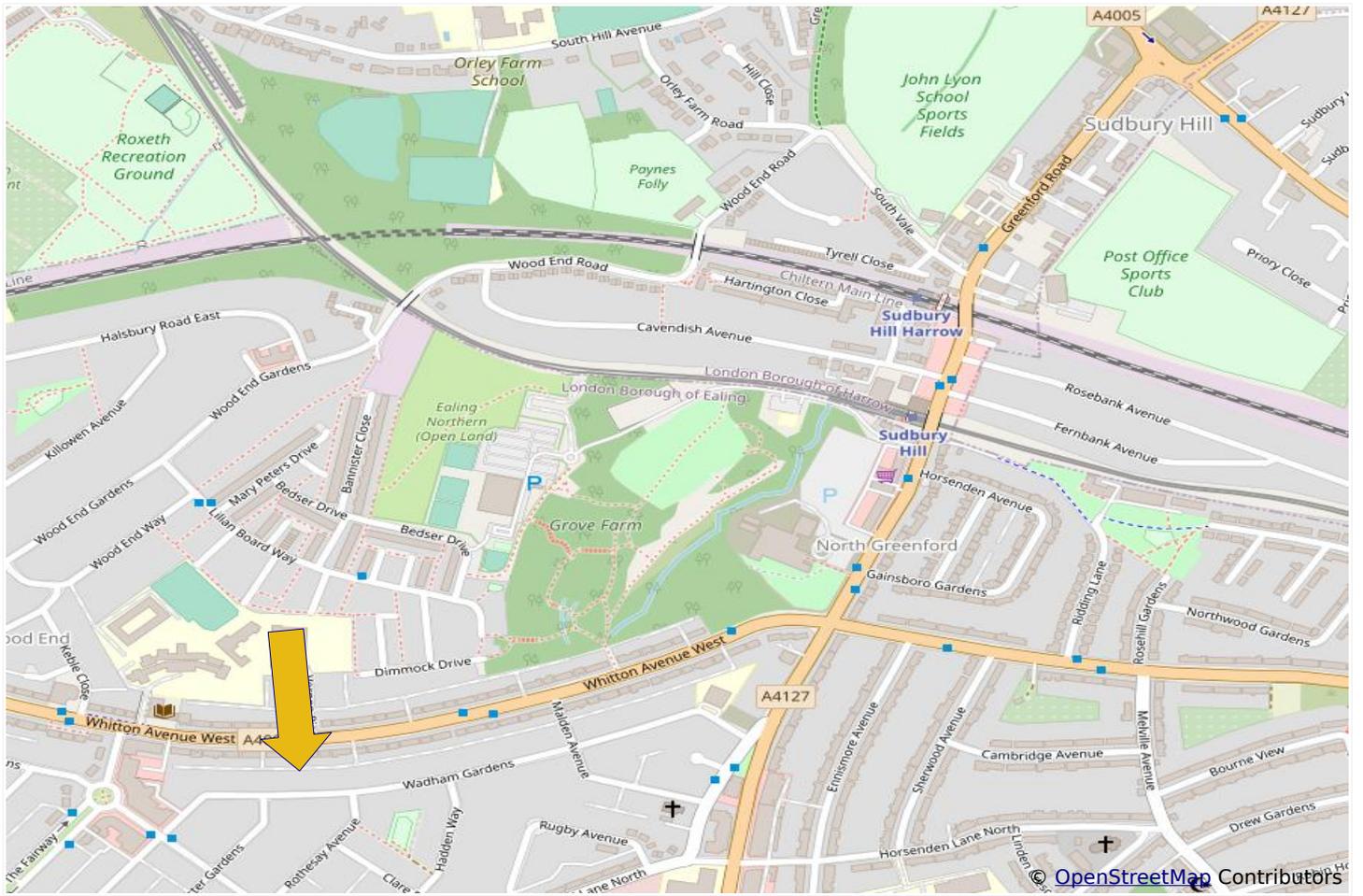
Constructed during the 1930s the property is located in a popular and convenient residential side road about ½ mile from either Greenford Central Line or Sudbury Hill Piccadilly Line (zone 4) stations, Horsenden Hill open space, local shops and 487, 395, 92 & H17 bus routes. Greenwood and Wood End schools are within approximately ¼ mile.

***LOFT BEDROOM WITH EN-SUITE SHOWER ROOM ***

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

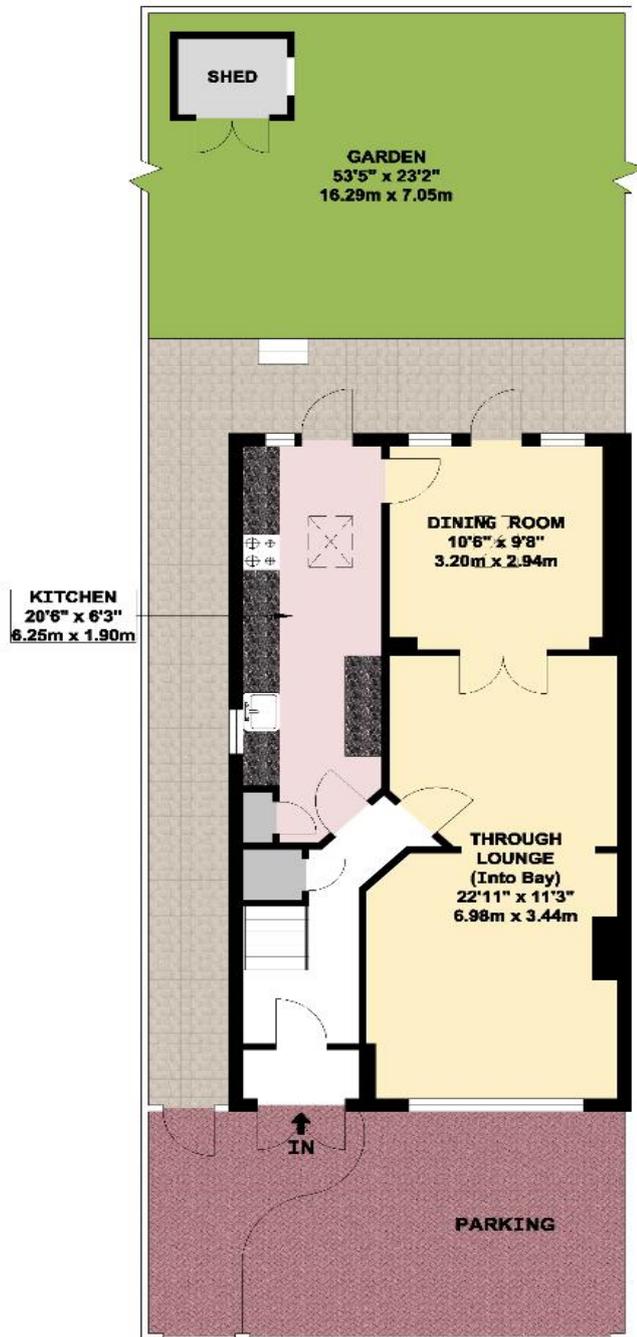
*** THROUGH RECEPTION ROOM * EXTENDED FITTED KITCHEN ***

*** OFF STREET PARKING ***

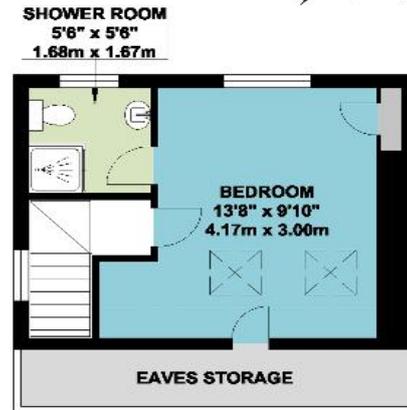




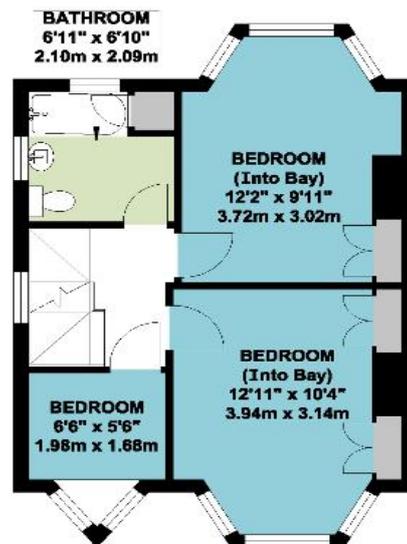
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	80	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1161.96 SQ. FT / 107.95 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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