

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **ELTON AVENUE GREENFORD UB6 0PP £540,000 Freehold**



### **MUCH IMPROVED AND SUPERBLY PRESENTED SPACIOUS THREE BEDROOM HOUSE**

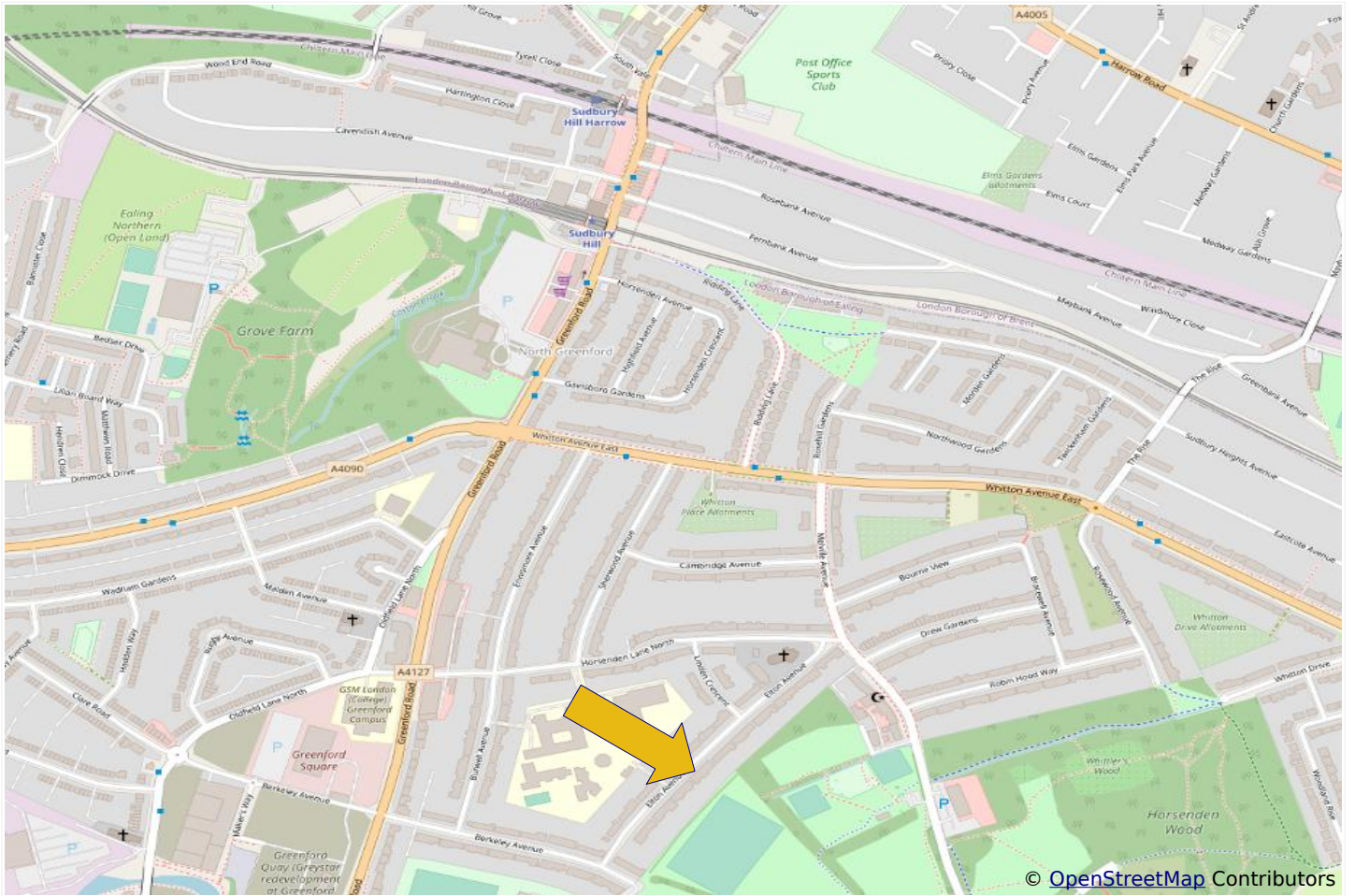
Constructed during the 1930s this superb family home is located in an excellent residential position a few hundred yards from Horsenden Primary School. Sudbury Hill Piccadilly Line and Greenford Central Line (zone 4) stations are both within ½ mile. H17, 487 & 92 bus routes are all within ¼ mile together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

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

**\* FITTED KITCHEN \* RE-FITTED BATHROOM/WC \***

**\* 78' SOUTH EAST FACING REAR GARDEN BACKING ON TO OPEN SPACE \***

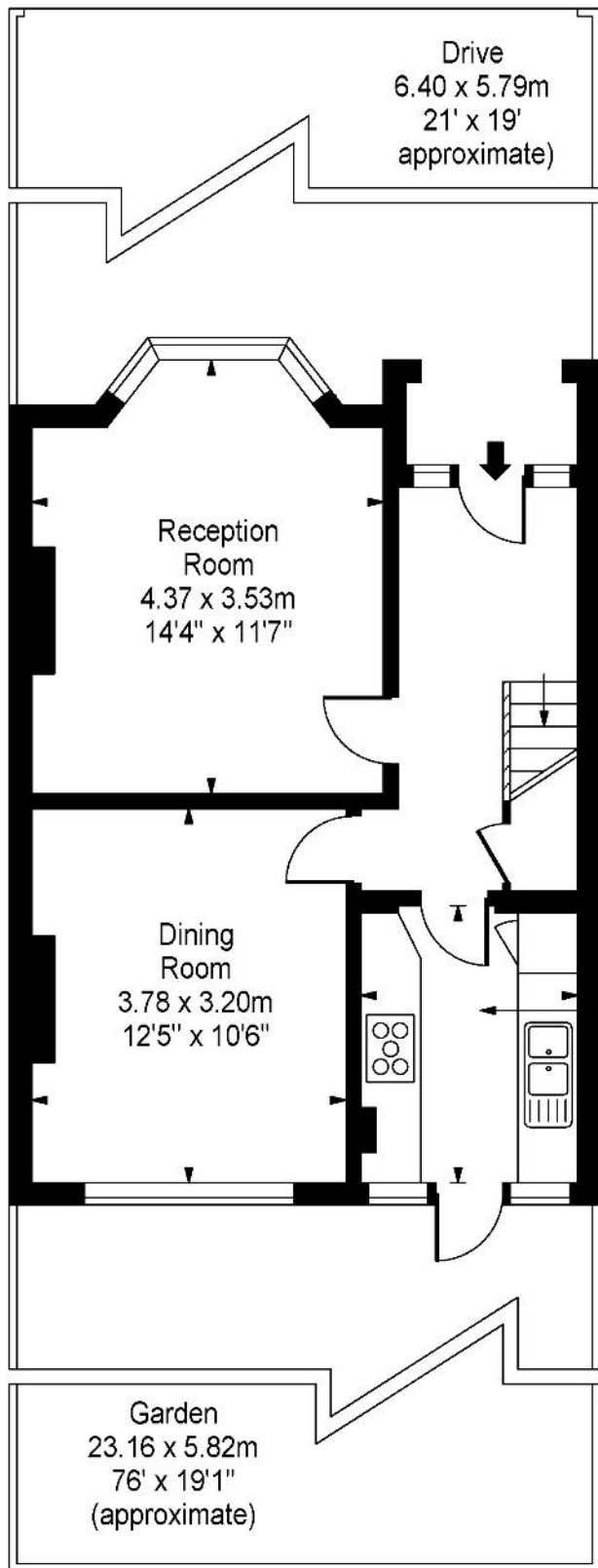
**\* OFF-STREET PARKING \***



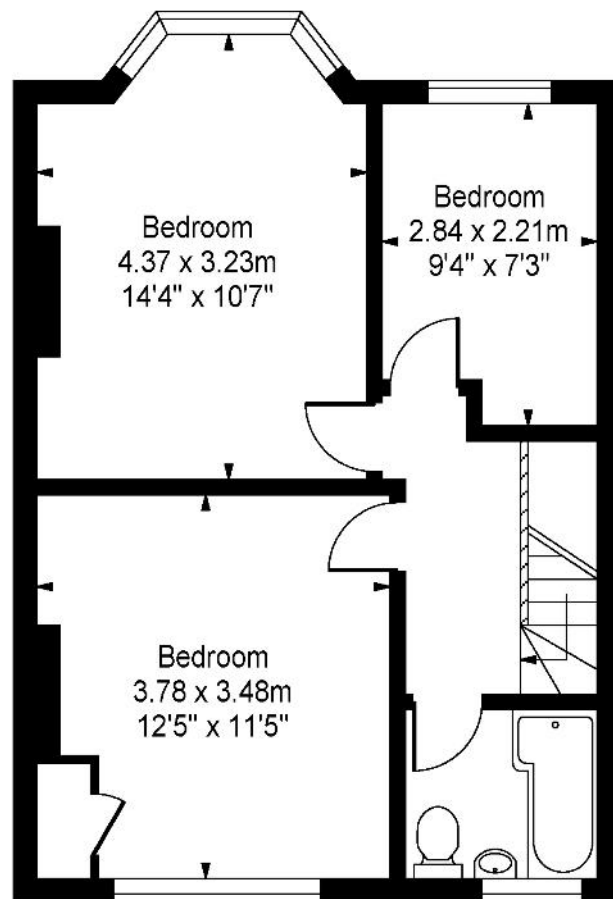


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Elton Avenue Greenford, UB6



Ground Floor



First Floor

**Council Tax Band D**

Approx Gross Internal Area 934 Sq Ft - 86.77 Sq M

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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