

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **MEDWAY GARDENS WEMBLEY HA0 2RJ** **£630,000 Freehold**



### **SUBSTANTIAL THREE BEDROOM SEMI-DETACHED HOUSE**

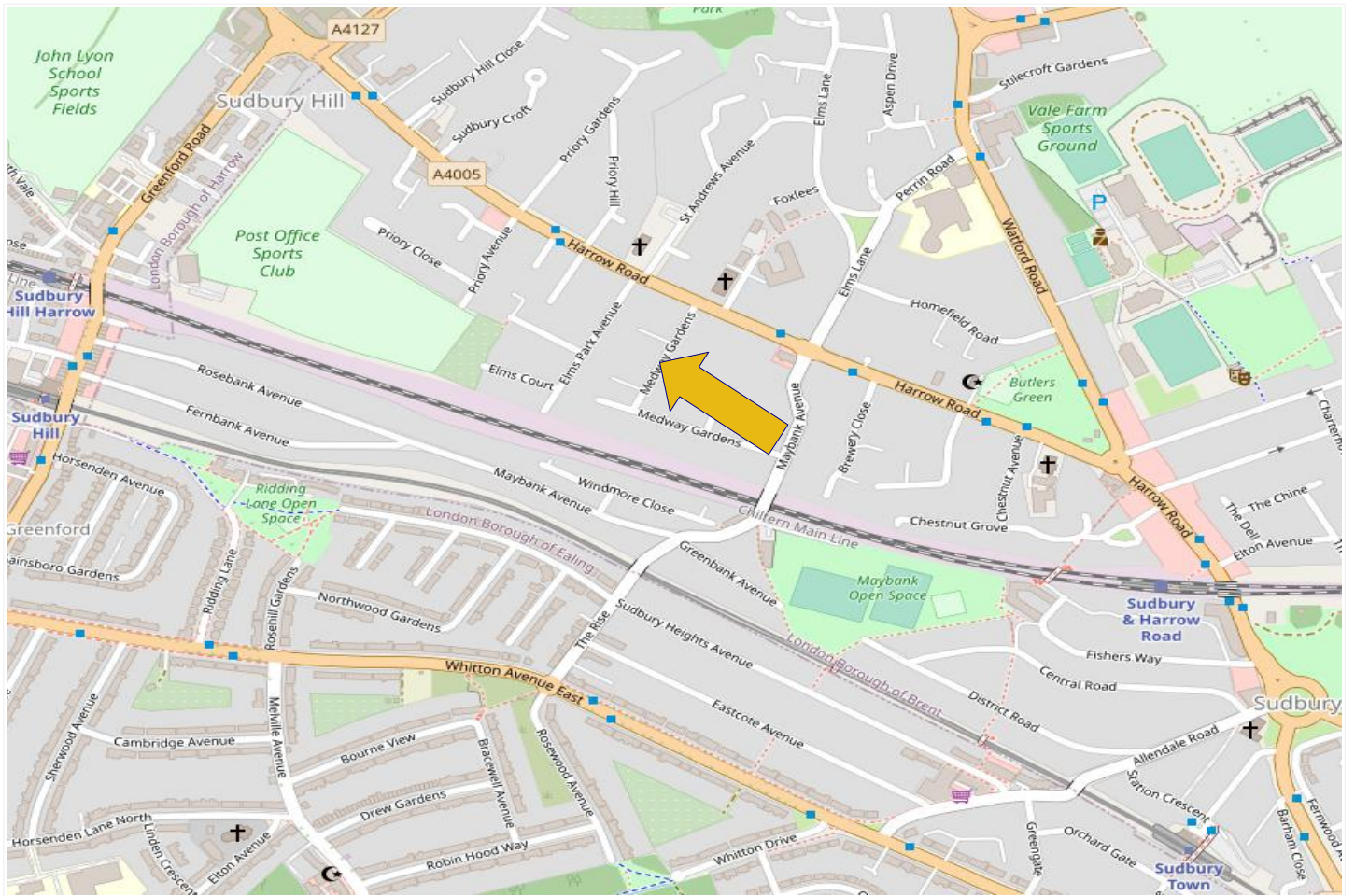
Constructed during the 1930s, the property is located in a residential cul de sac approximately  $\frac{3}{4}$  mile from either Sudbury Town Piccadilly Line station or Sudbury Hill Chiltern Branch Line station. H17 and 92 Bus routes are within a few hundred yards and the property is within  $\frac{1}{2}$  mile of local shopping facilities and Sudbury Primary School and Nursery at Perryn Road.

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

**\* TWO RECEPTION ROOMS \***

**\* GROUND FLOOR CLOAKROOM/WC \***

**\* NO UPPER CHAIN \***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	82	
(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



APPROX. GROSS INTERNAL FLOOR AREA 1060.46 SQ. FT / 98.52 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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