

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

OAKWOOD CRESCENT, GREENFORD UB6 0RQ **£599,950 Freehold**



IMPROVED VERY WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE

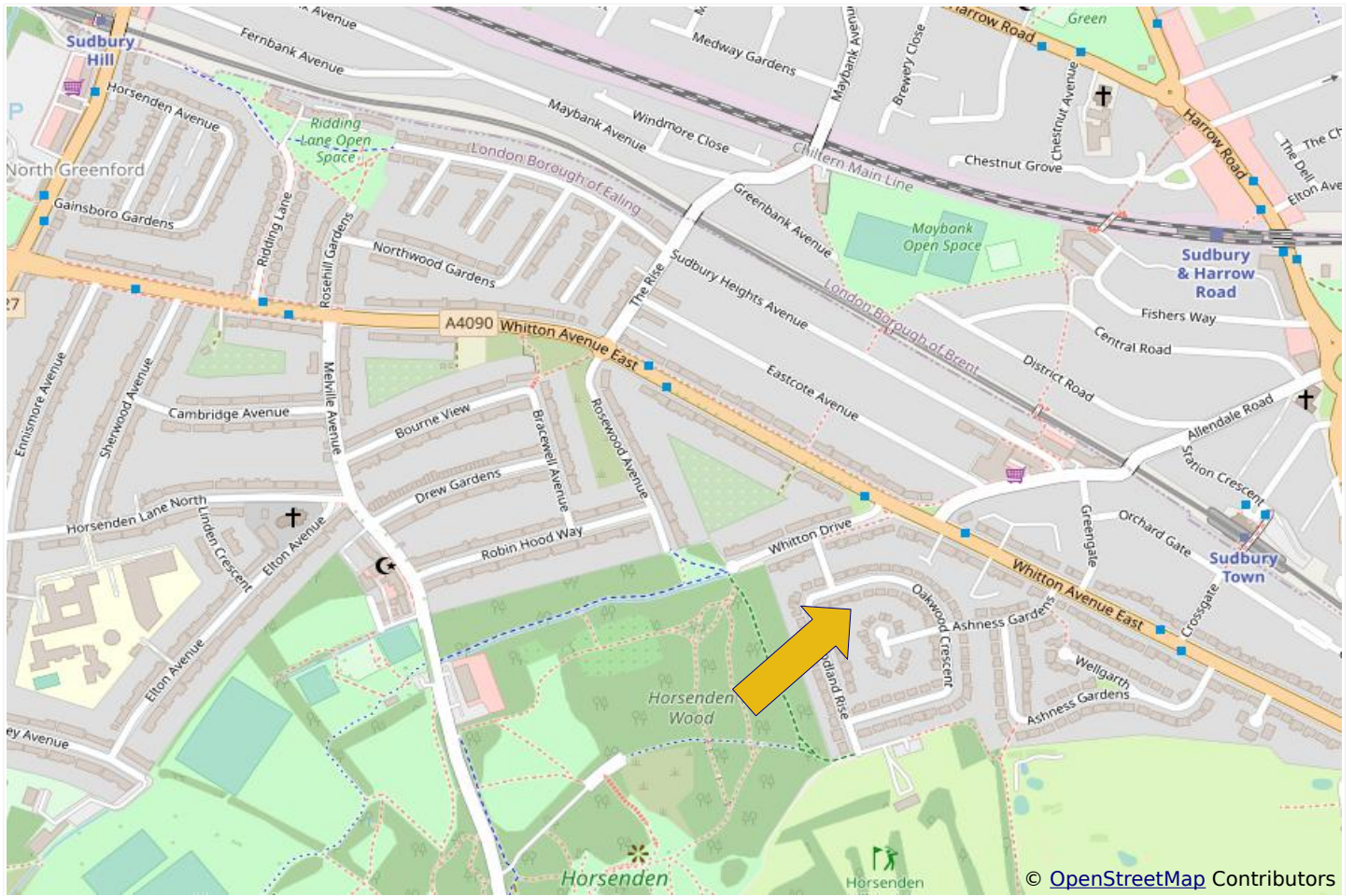
Constructed during the 1930s the property is located in an excellent residential position a few hundred yards from Horsenden open space and golf courses and ¼ mile from Sudbury Town Piccadilly Line zone 4 station, H17 and 487 bus routes as well as local shopping and recreational facilities.

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

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

*** SOUTH EAST FACING REAR GARDEN ***

*** GARAGE ***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	67	
(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 845.18 SQ. FT / 78.52 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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