

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

CURREY ROAD, GREENFORD UB6 0BD **£520,000 Freehold**



VERY WELL CARED FOR AND ATTRACTIVELY PRESENTED THREE BEDROOM HOUSE

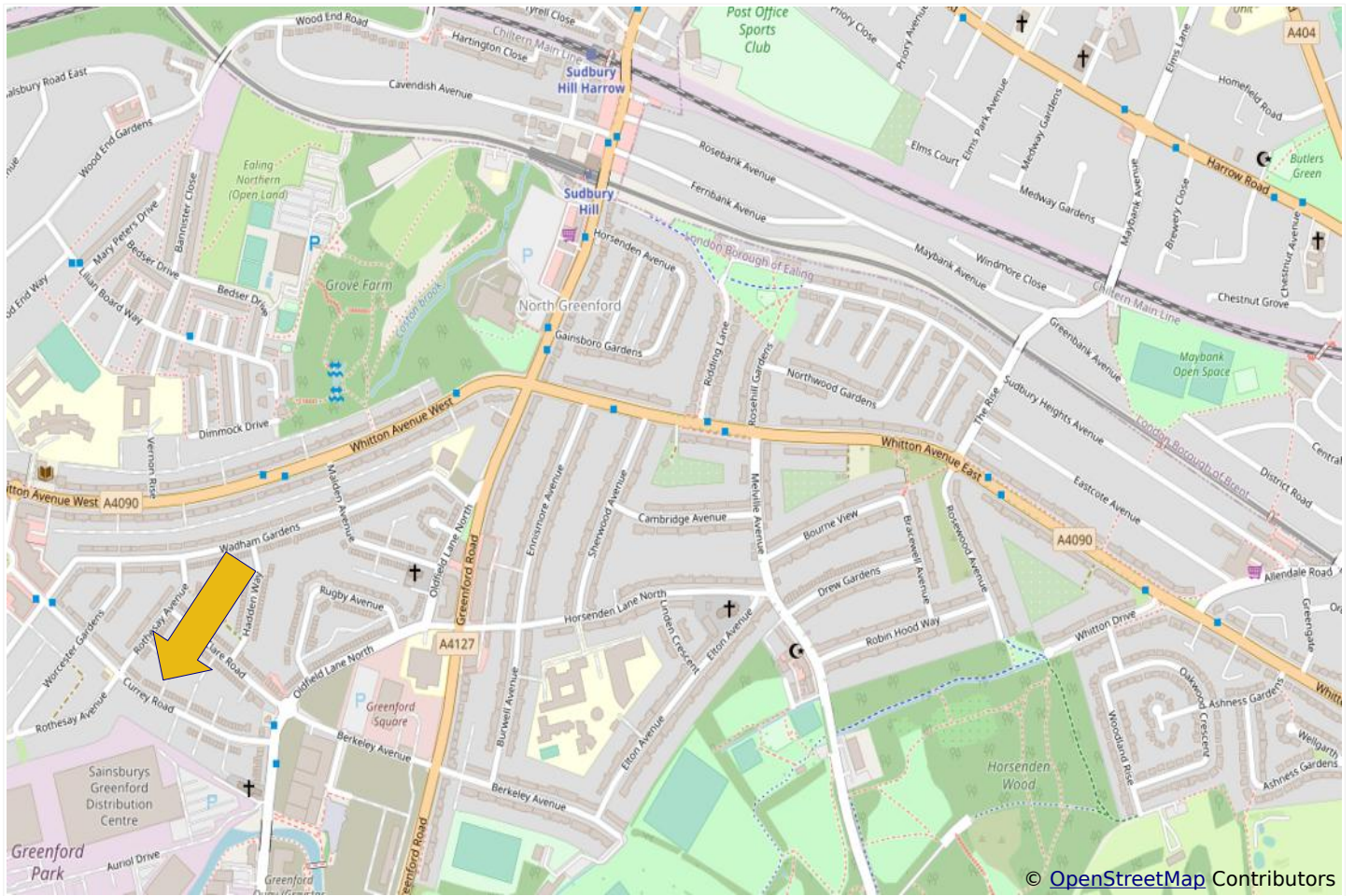
Built in the 1930s the property is located in a residential side road about $\frac{3}{4}$ mile from either Sudbury Hill Piccadilly Line (Zone 4) or Greenford Central Line (Zone 4) stations local shops, primary schools and bus routes.

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

*** THROUGH LOUNGE * FITTED KITCHEN ***

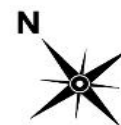
*** 69' REAR GARDEN ***

*** GARAGE ***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	86	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



APPROX. GROSS INTERNAL FLOOR AREA 804.38 SQ. FT / 74.73 SQ. M

**COUNCIL TAX
BAND D**

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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