

020 8864 5678  
www.phillipsco.co.uk

1279 Greenford Road  
Greenford, UB6 0HY

## **SUDBURY HEIGHTS AVENUE, GREENFORD, UB6 0NF** **£500,000 Freehold**



### **THREE BEDROOM END TERRACE HOUSE**

Constructed during the 1930s, the property is located in a residential side road within ¼ mile of Sudbury Town Piccadilly Line (zone 4) station and local shops, H17 & 487 bus routes. Horsenden Hill Open Space & Horsenden Primary Schools are both within ½ mile.

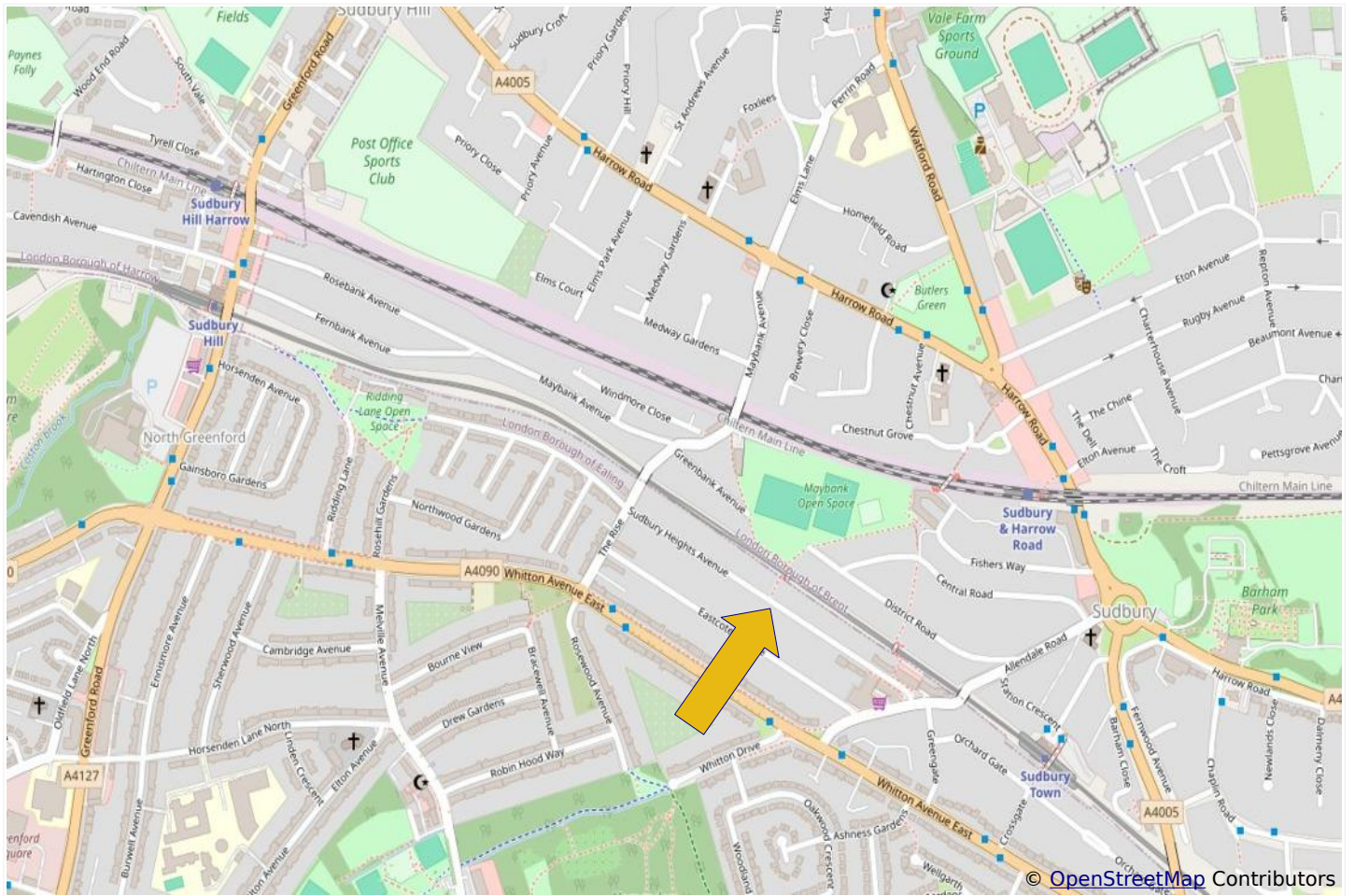
**\* REQUIRES REFURBISHMENT \***

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

**\* TWO RECEPTION ROOMS \***

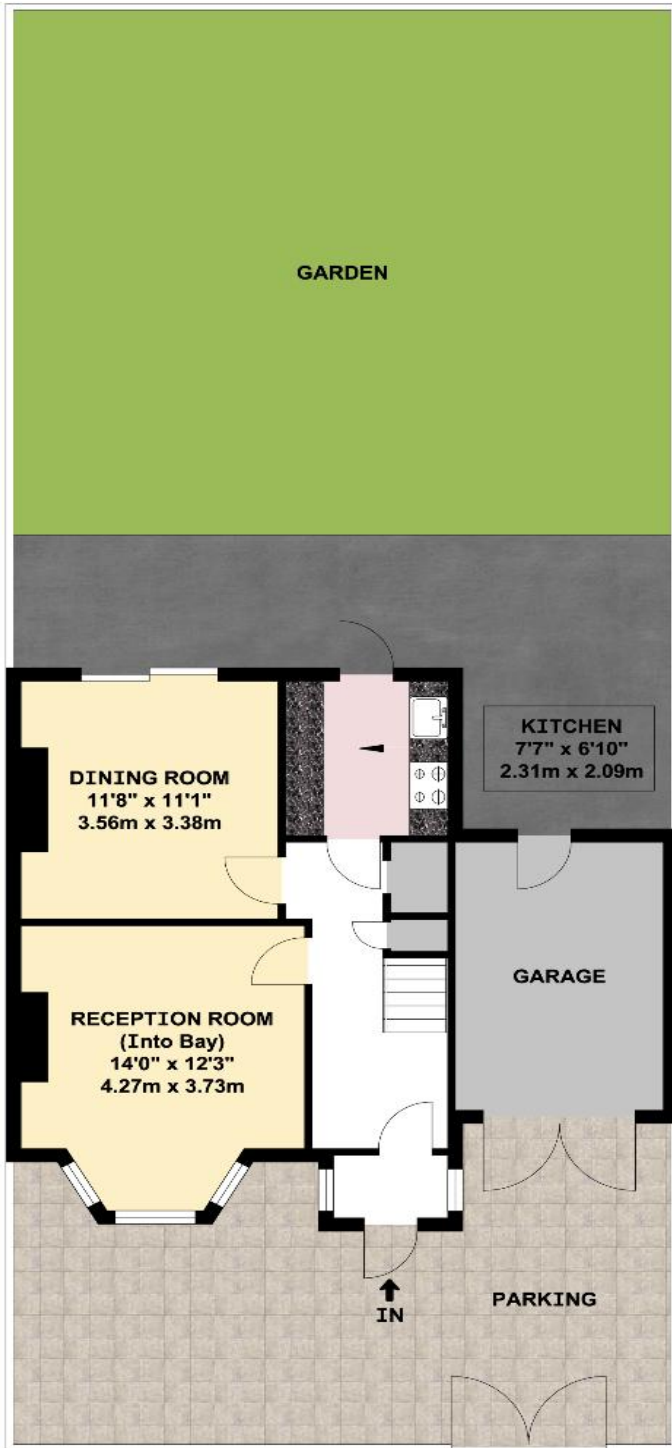
**\* SOUTH FACING REAR GARDEN \* GARAGE VIA OWN DRIVE \***

**\* NO UPPER CHAIN \***

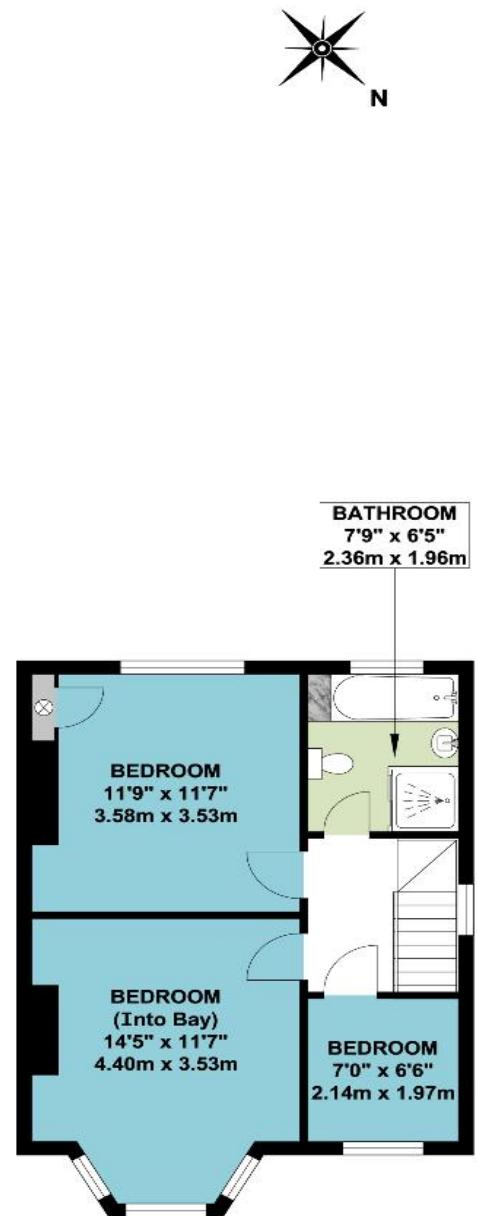




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



**GROUND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 898.14 SQ. FT / 83.44 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**

[www.phillipsco.co.uk](http://www.phillipsco.co.uk)