

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **HADDEN WAY GREENFORD UB6 0DH £565,000 Freehold**



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

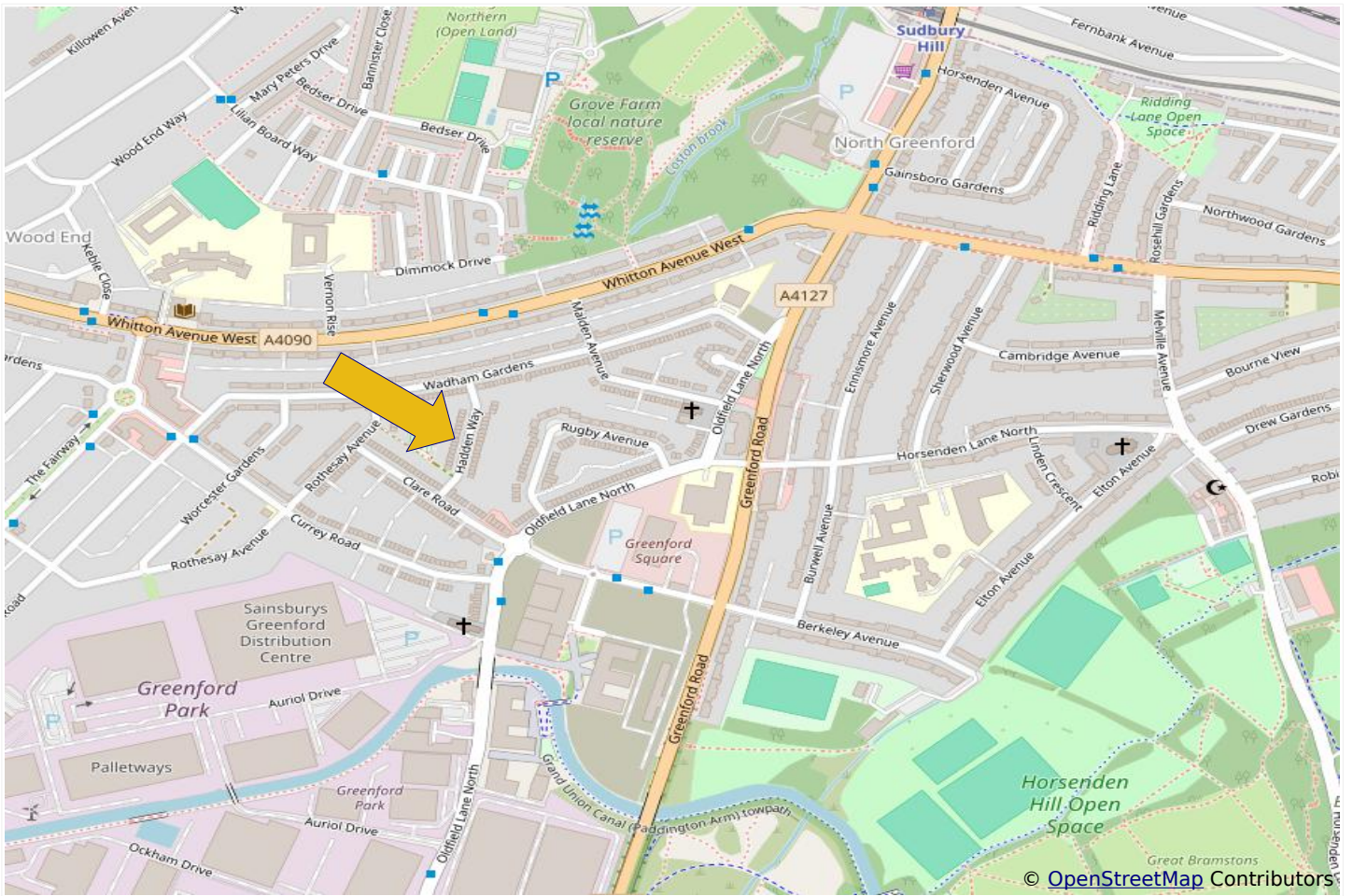
The property is located in a residential side street approximately ½ mile from Greenford Central Line/Overground Station, and within ¾ mile of Sudbury Hill Piccadilly Line Station local shops, 92 and 187 bus routes.

Wood End, Greenwood and Horsenden Primary Schools are all within ½ mile and the property is just over ¼ mile from Horsenden Hill open space.

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

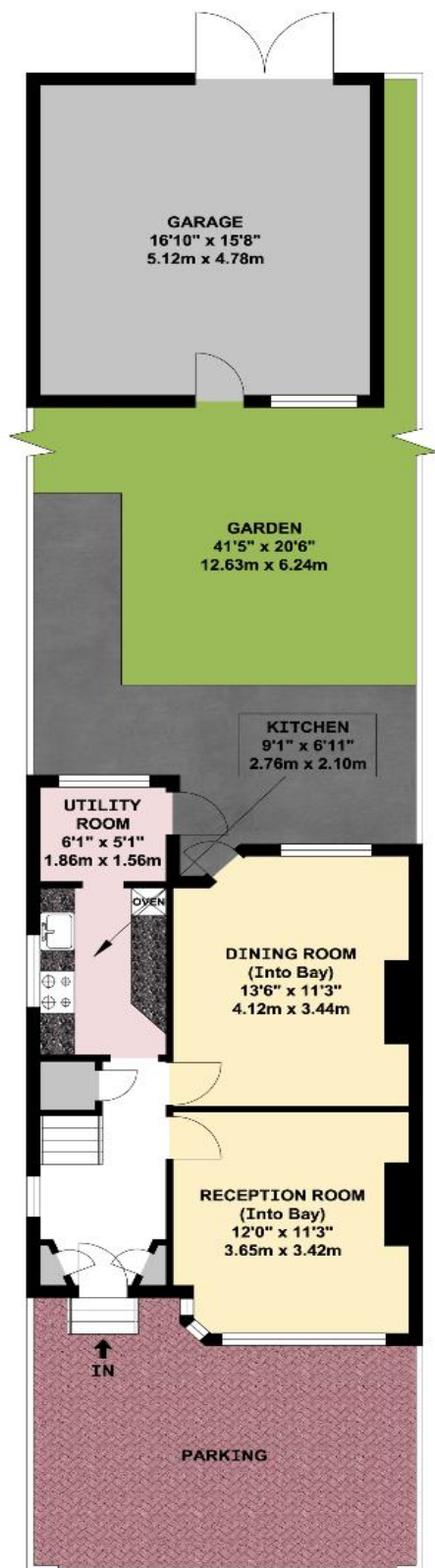
**\* OFF STREET PARKING \* GARAGE \***

**\* NO UPPER CHAIN \***

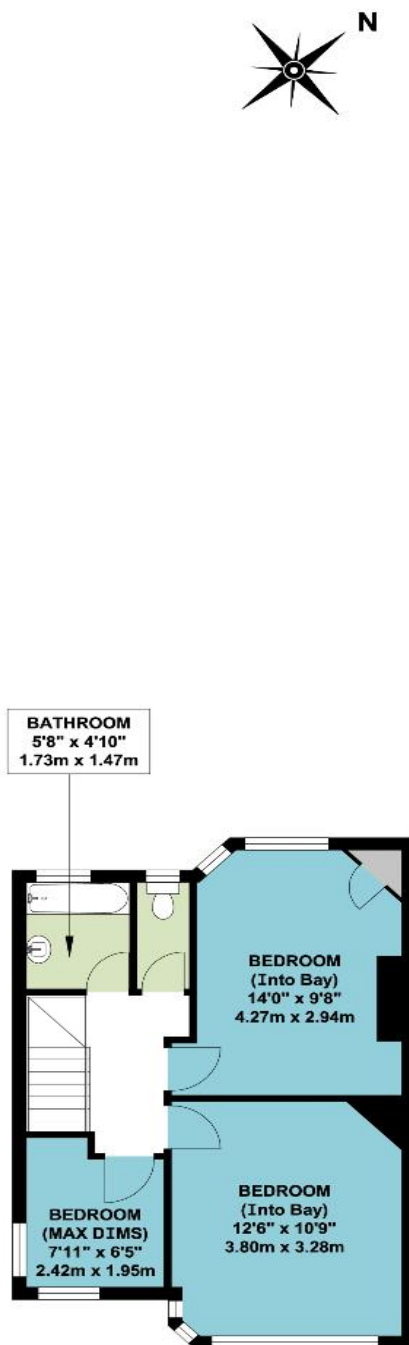




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales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



**GROUND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 868.21 SQ. FT / 80.66 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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