

020 8864 5678
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1279 Greenford Road
Greenford, UB6 0HY

BERKELEY AVENUE GREENFORD UB6 0NY £540,000 Freehold



EXCEPTIONALLY WELL PRESENTED EXTENDED THREE BEDROOM HOUSE

Constructed during the 1930s the property is located in an excellent residential position adjacent to Berkeley Fields a few hundred yards from Horsenden Primary School. Sudbury Hill Piccadilly Line and Greenford Central Line (zone 4) stations are within ½ mile. H17, 487 & 92 bus routes are all within ¼ mile together with local shopping and recreational facilities.

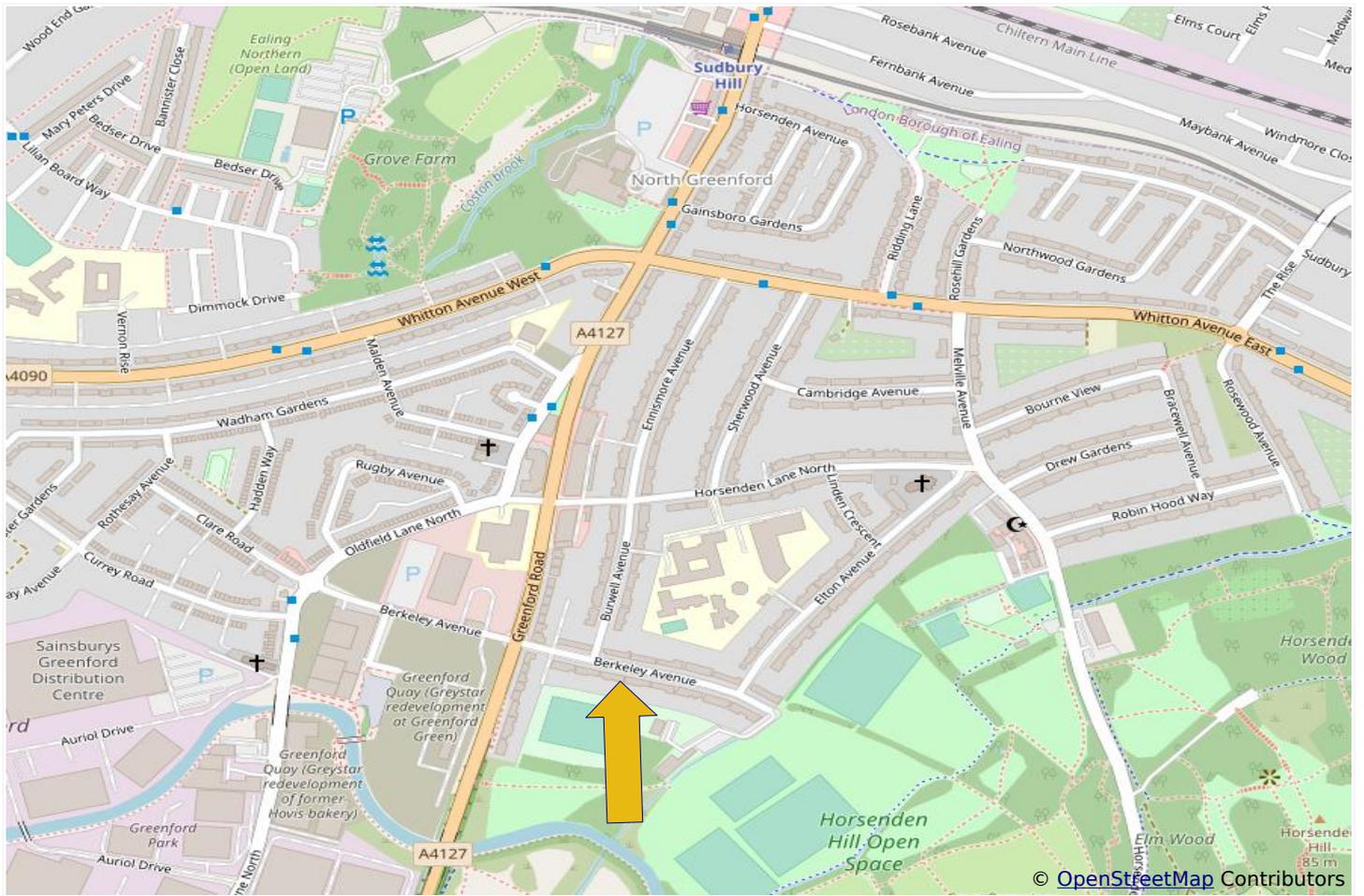
*** SOUTH FACING REAR GARDEN OVERLOOKING PLAYING FIELDS ***

*** GROUND FLOOR SHOWER ROOM/WC PLUS FIRST FLOOR FAMILY BATHROOM/WC ***

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

*** FITTED KITCHEN EXTENSION ***

*** OFF-STREET PARKING ***





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(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 882.64 SQ. FT / 82.00 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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