

020 8864 5678  
www.phillipsco.co.uk

1279 Greenford Road  
Greenford, UB6 0HY

## **BOURNE VIEW GREENFORD UB6 7QS** **£525,000 Freehold**



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

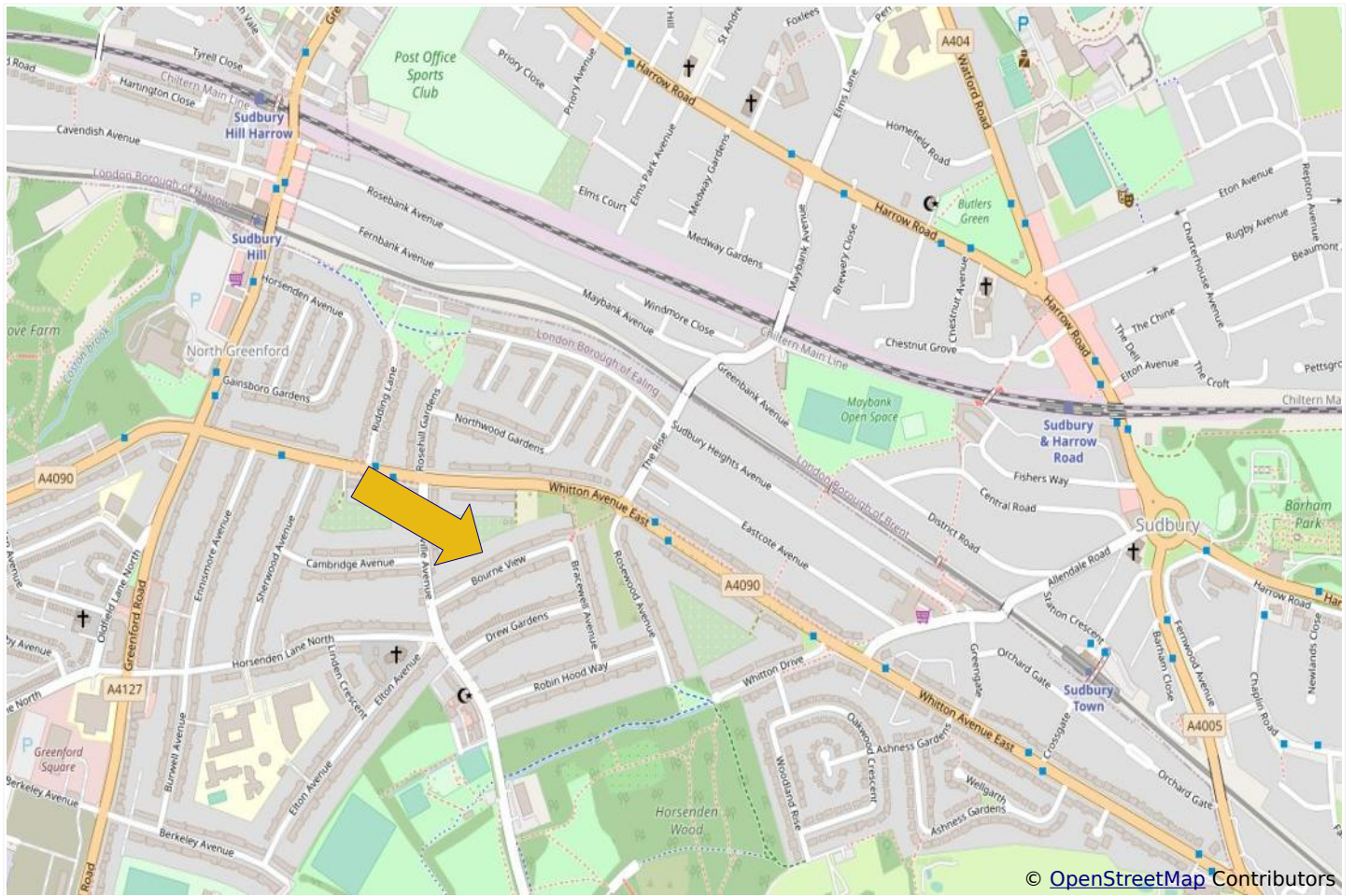
Constructed during the 1930s the property is located in a residential side road about ½ mile from Sudbury Hill Piccadilly Line station, Sudbury & Harrow Chiltern Branch Line station, local shops and buses. Horsenden Primary School and Horsenden Hill open space are within approximately ¼ mile.

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

**\* TWO RECEPTION ROOMS \* FITTED KITCHEN \***

**\* 93' REAR GARDEN \* OFF-STREET PARKING \***

**\* NO UPPER CHAIN \***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	85	
(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	



**APPROX. GROSS INTERNAL FLOOR AREA 864.55 SQ. FT / 80.32 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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