

020 8864 5678  
www.phillipsco.co.uk

1279 Greenford Road  
Greenford, UB6 0HY

## **WHITTON AVENUE EAST GREENFORD UB6 0JP** **£529,000 Freehold**



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

The property is located within approximately ½ mile of Sudbury Hill Piccadilly line (zone 4) and Chiltern Branch line stations, local shopping facilities and H17, 487 and 92 bus routes. Horsenden Primary School and Horsenden Hill open space are both within approximately ¼ mile.

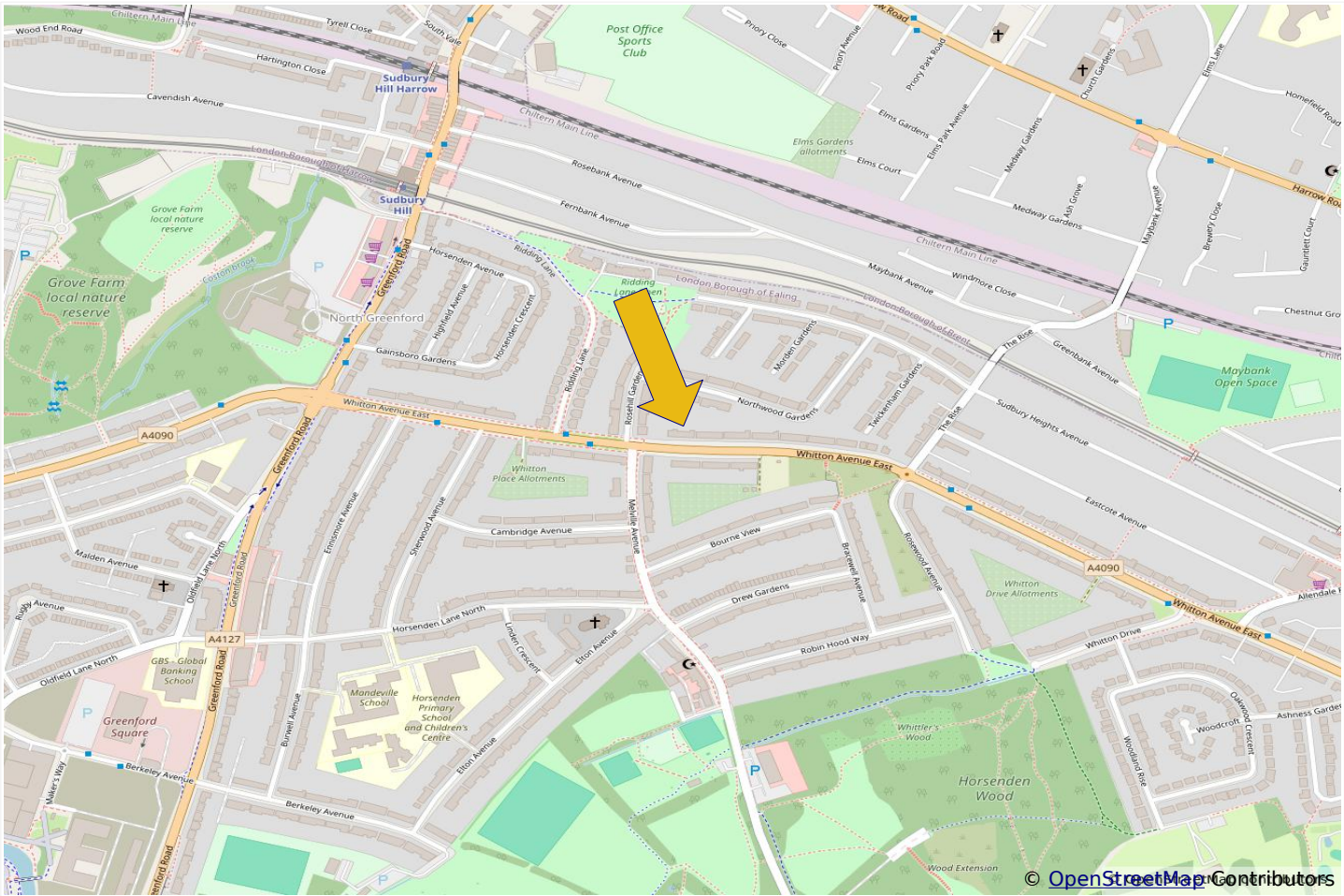
**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \***

**\* THROUGH RECEPTION ROOM\***

**\* FITTED KITCHEN \***


**\* 86' REAR GARDEN \* OFF-STREET PARKING \***

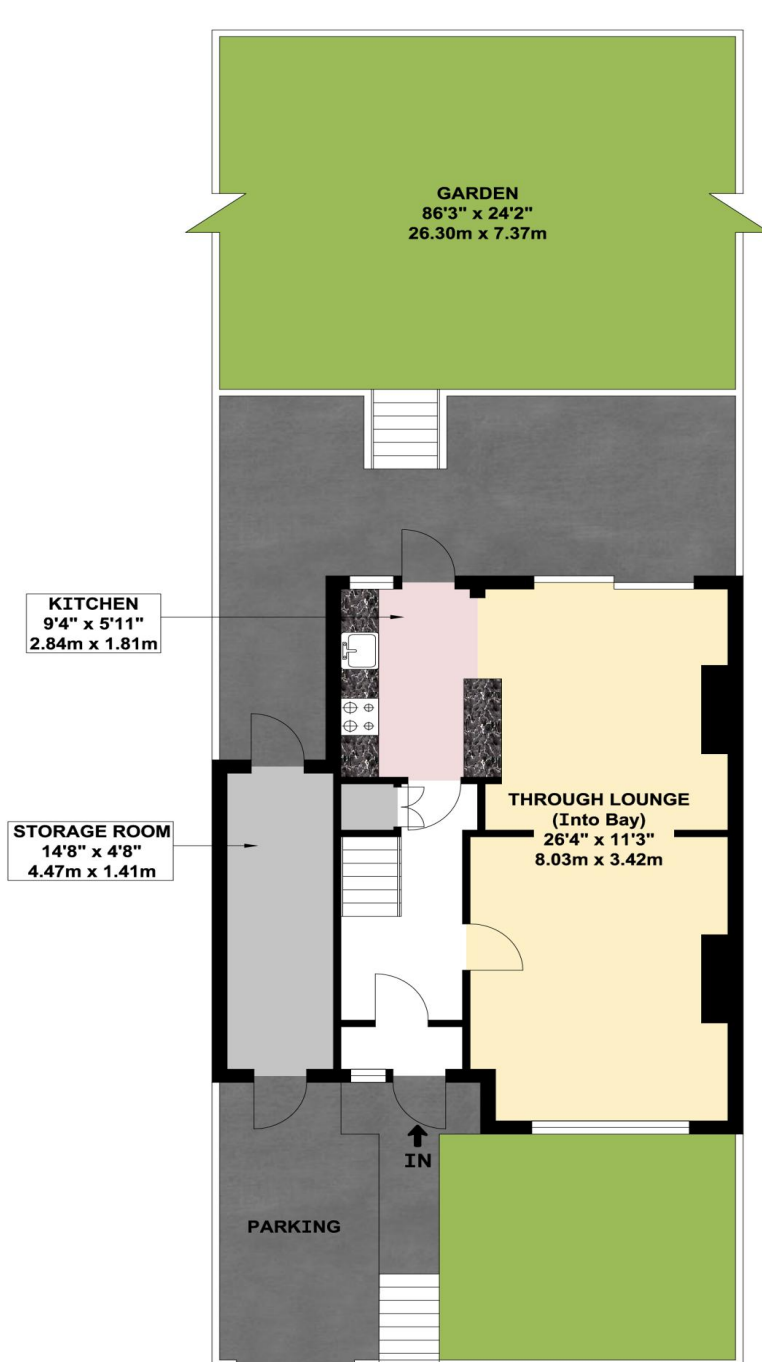
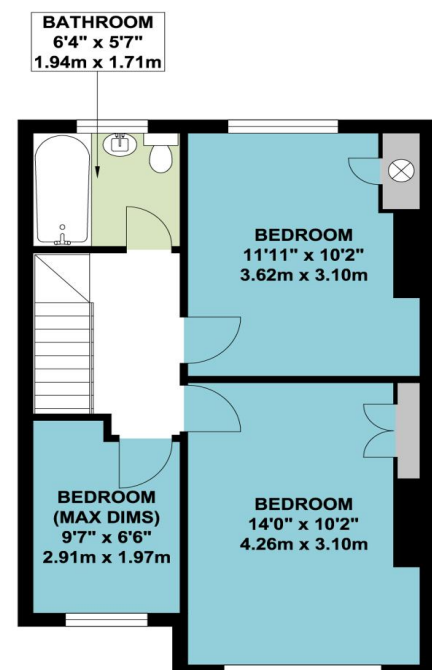
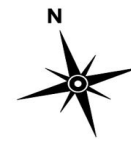








Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		
		
www.EPC4U.com		

**GROUND FLOOR****FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 861.11 SQ. FT / 80.00 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE STORAGE ROOM 928.92 SQ. FT / 86.30 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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