

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **RUGBY AVENUE GREENFORD UB6 0EZ** **£575,000 Freehold**



### **EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE**

Constructed during the 1930s the property is located in a residential side road about ½ mile from either Sudbury Hill Piccadilly Line zone 4 station or Greenford Central Line zone 4 station. Local shopping facilities, Horsenden Primary School, Horsenden Hill open space, H17, 92 and 487 bus routes and Westway multiple shopping centre are within approximately ½ mile

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

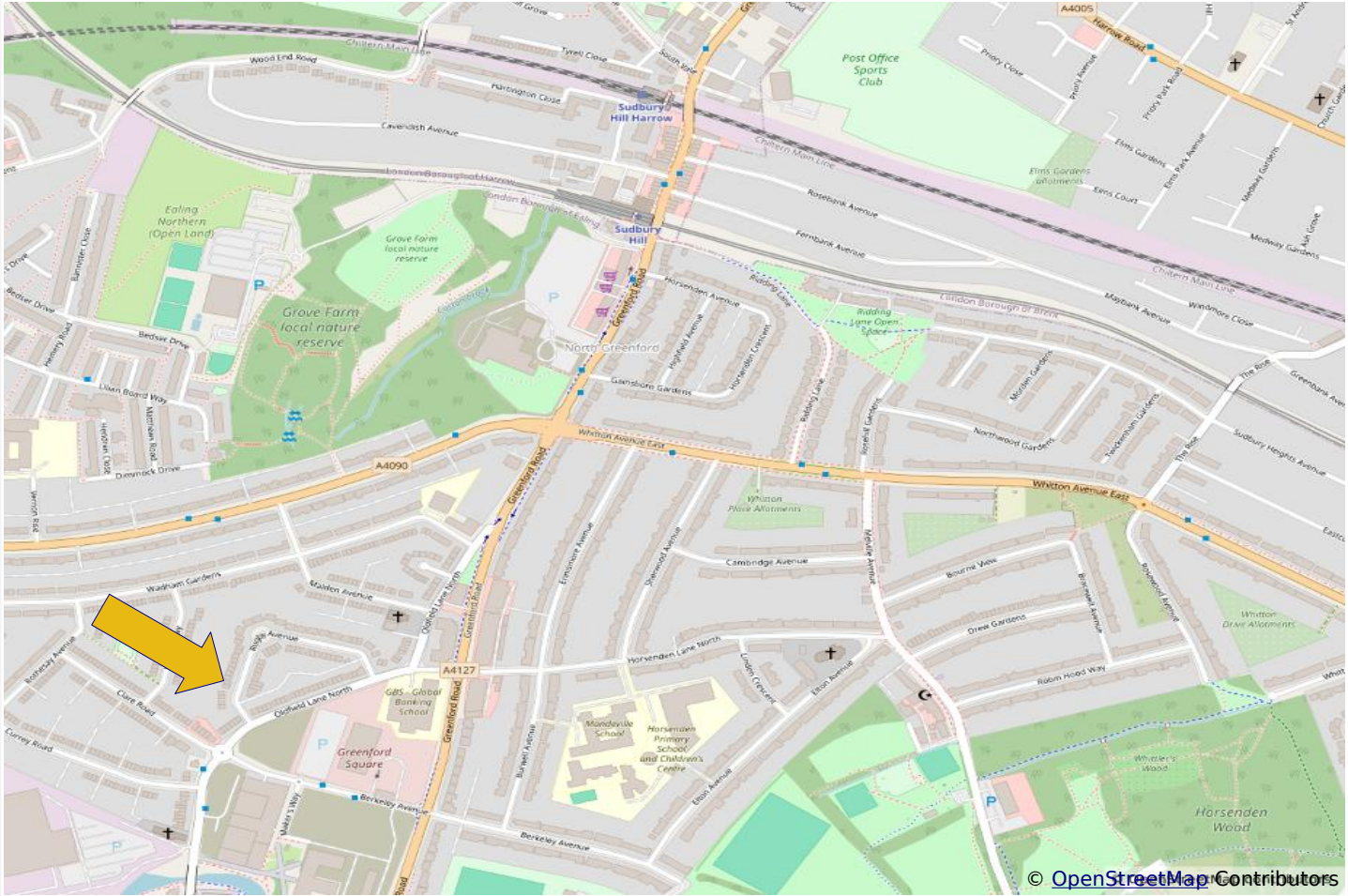
**\* TWO RECEPTION ROOMS \* KITCHEN & BREAKFAST ROOM EXTENSION \***

**\* GROUND FLOOR SHOWER ROOM/WC \***

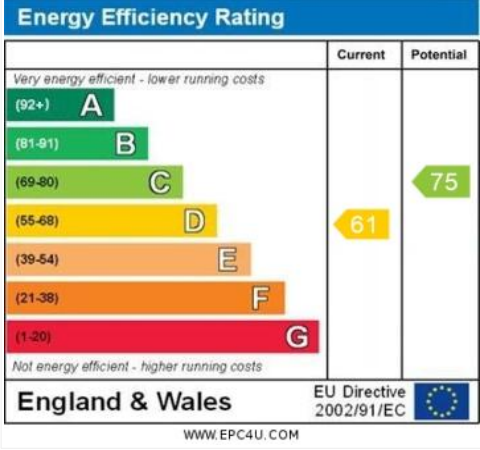
**\* 75' WEST FACING REAR GARDEN \* GARAGE \***

**\* NO UPPER CHAIN \***



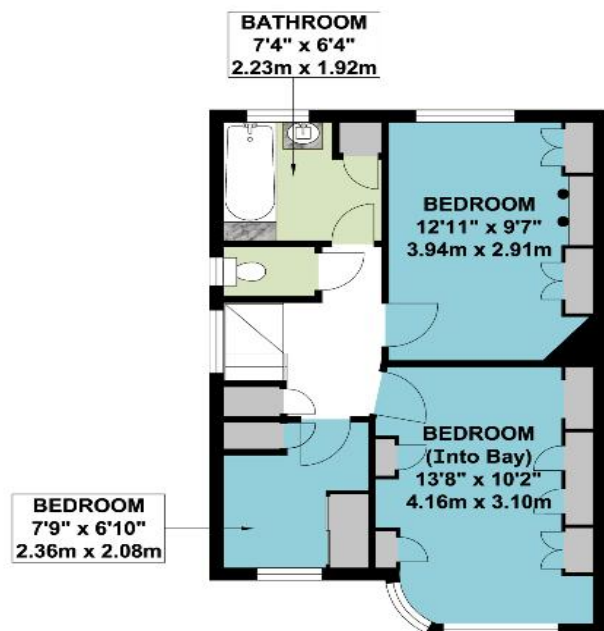








GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1044.96 SQ. FT / 97.08 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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