

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

DREW GARDENS GREENFORD UB6 7QF **£625,000 Freehold**



MUCH IMPROVED AND VERY WELL PRESENTED **FOUR BEDROOM END TERRACE HOUSE**

Constructed during the 1930s the property is located in an excellent residential position 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.

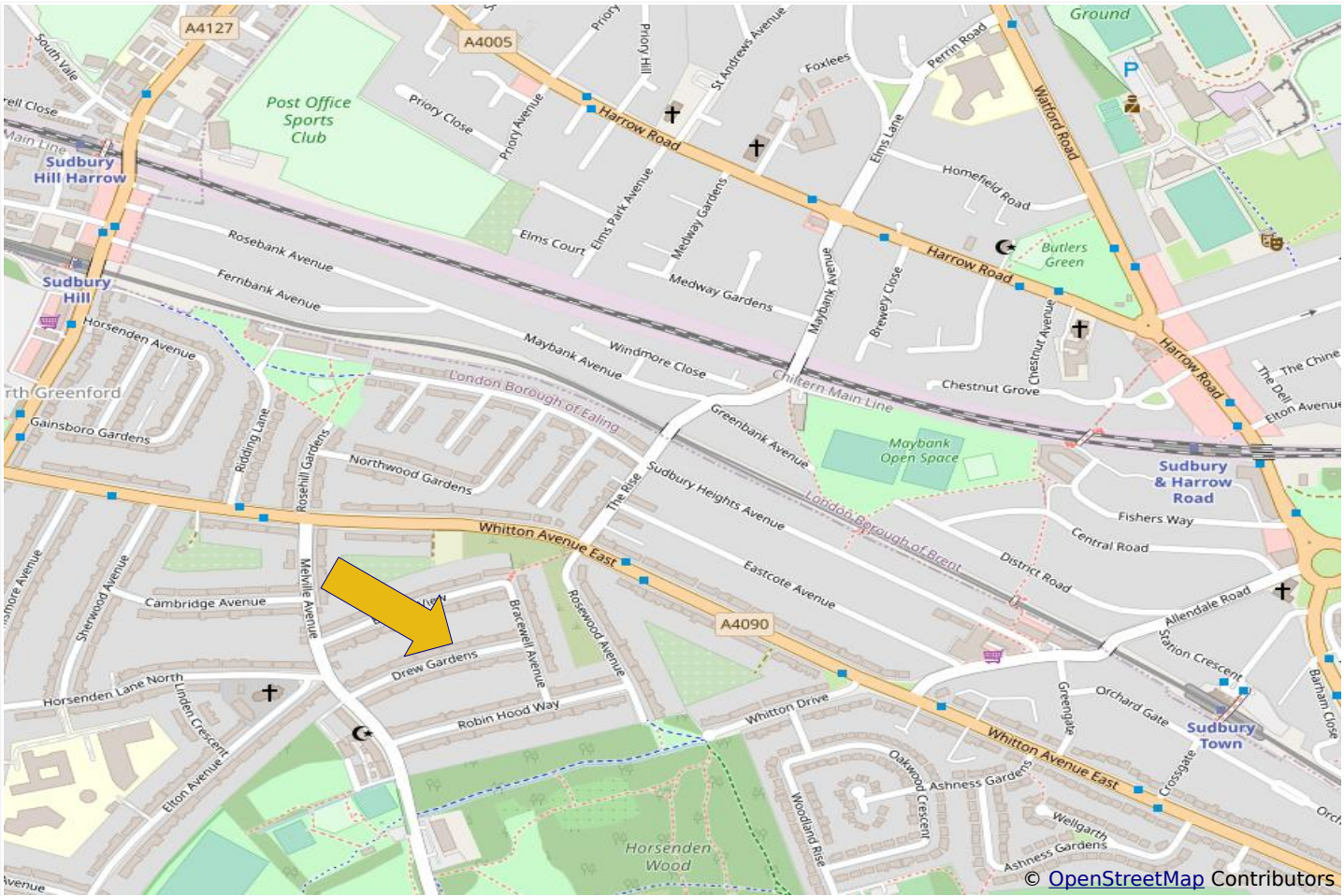
*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** FITTED KITCHEN/DINING ROOM * UTILITY ROOM ***

*** GROUND FLOOR WC * EN-SUITE SHOWER ROOM/WC TO LOFT BEDROOM ***

*** EXTERNAL THERMAL INSULATION ***

*** OFF STREET PARKING * NO UPPER CHAIN ***





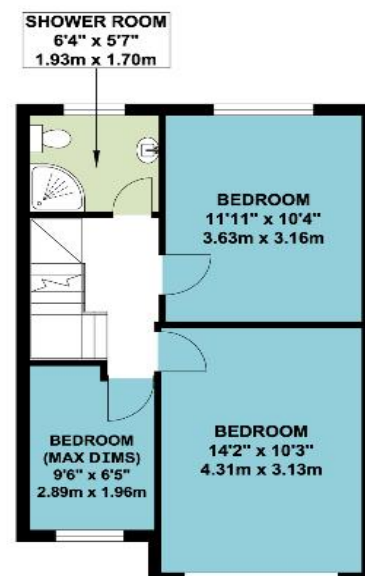
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		
www.epc4u.com		



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1144.09 SQ. FT / 106.29 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE OUTBUILDING 1315.24 SQ. FT / 122.19 SQ. M

COUNCIL TAX BAND E

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 5678www.phillipsc.co.uk