PHILLIPS & CO

Estate Agents, Chartered Surveyors & Valuers

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

ENNISMORE AVENUE GREENFORD UB6 0JJ
£545,000 Freehold



SPACIOUS WELL PRESENTED THREE BEDROOM END TERRACE HOUSE

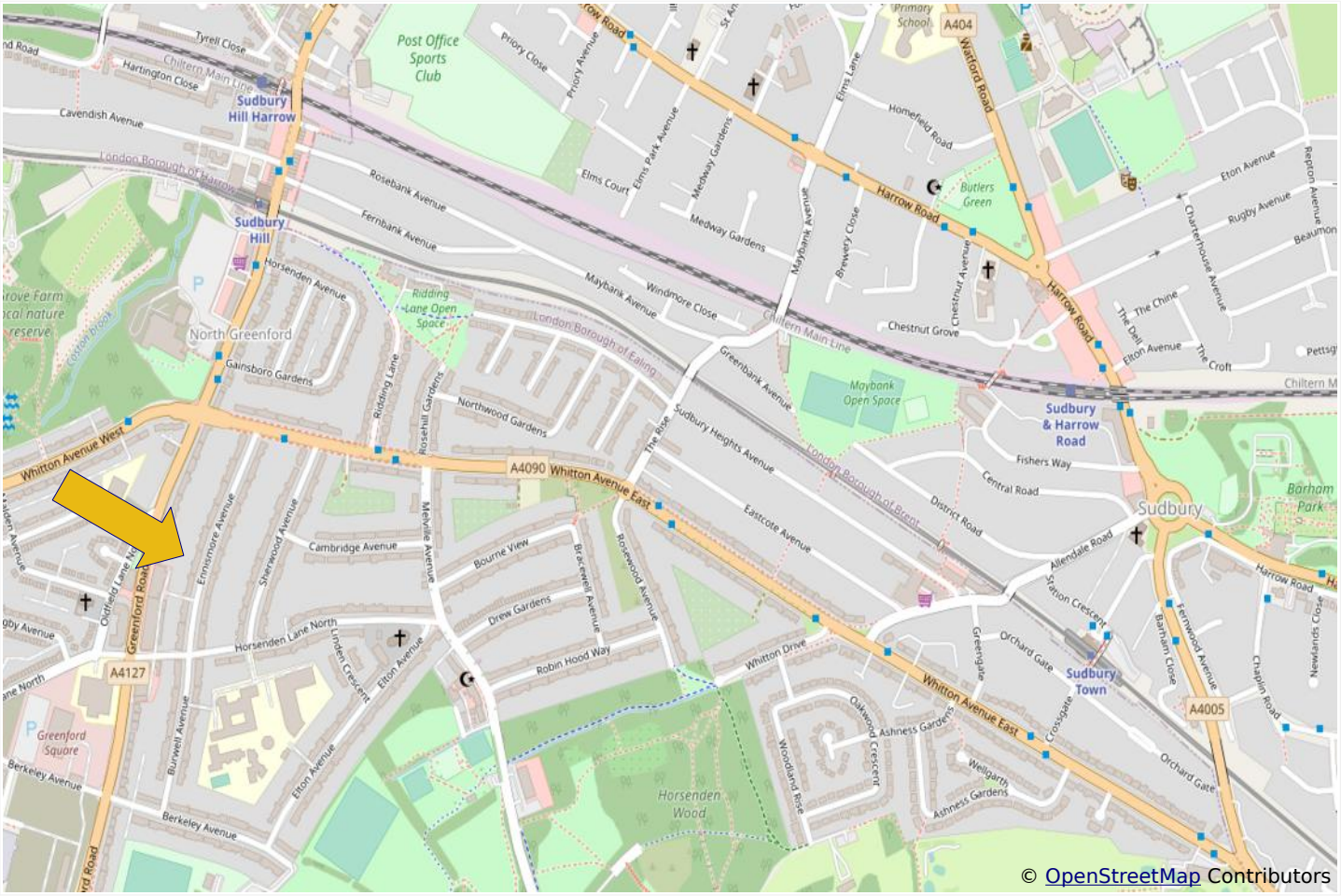
Constructed during the 1930s the property is located in an excellent residential position a few hundred yards from Horsenden Primary School. Sudbury Hill Piccadilly Line and Greenford Central Line (zone 4) stations are within ½ mile with H17, 487 & 92 bus routes as well as local shopping and recreational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

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

*** TWO RECEPTION ROOMS * RE-TILED ROOF ***

*** 76’ WEST FACING REAR GARDEN ***

*** NO UPPER CHAIN ***


Post Office Sports Club
Sudbury Hill Harrow
Sudbury Hill
North Greenford
Ridding Lane Open Space
Maybank Open Space
Butlers Green
Sudbury & Harrow Road
Sudbury
Barham Park
Sudbury Town
Horsenden Wood
Greenford Square
Whitton Avenue West
Whitton Avenue East
Harrow Road
Watford Road
Greenford Road
A4090
A4127
A4005
A404
Tyrell Close
Hartington Close
Cavendish Avenue
Rosebank Avenue
Fernbank Avenue
Horsenden Avenue
Gainsboro Gardens
Ridding Lane
Rosehill Gardens
Northwood Gardens
Maybank Avenue
Windmore Close
Greenbank Avenue
Sudbury Heights Avenue
Eastcote Avenue
Chestnut Grove
Chestnut Avenue
Brewery Close
Maybank Avenue
Medway Gardens
Elms Court
Elms Park Avenue
Priory Close
Priory Avenue
Elms Lane
Homefield Road
Eton Avenue
Rugby Avenue
Charterhouse Avenue
Repton Avenue
The Chine
The Dell
Elton Avenue
The Croft
Fishers Way
Central Road
District Road
Allendale Road
Station Crescent
Orchard Gate
Greengate
Crossgate
Barham Close
Fernwood Avenue
Chaplin Road
Newlands Close
Harrow Road
Ennismore Avenue
Sherwood Avenue
Cambridge Avenue
Melville Avenue
Bourne View
Drew Gardens
Robin Hood Way
Horsenden Lane North
Linden Crescent
Elton Avenue
Burwell Avenue
Berkeley Avenue
Oldfield Lane North
Whitton Drive
Woodland Rise
Oakwood Crescent
Ashness Gardens
Wellgarth
Chiltern Main Line
London Borough of Harrow
London Borough of Ealing
London Borough of Brent
Primary School
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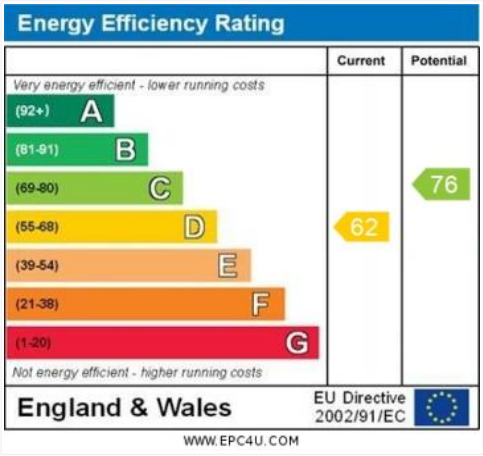
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
62
76
England & Wales
EU Directive 2002/91/EC
WWW.EPC4U.COM



GROUND FLOOR **FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 926.12 SQ. FT / 86.04 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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