PHILLIPS & CO

Estate Agents, Chartered Surveyors & Valuers

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

WHITTON AVENUE EAST GREENFORD UB6 0QE
£779,950 Freehold



EXTENDED FIVE BEDROOM SEMI DETACHED HOUSE

Constructed during the 1930s the property is located in an excellent residential position close by Horsenden Hill Open Space and a few hundred yards from Sudbury Town Piccadilly Line (zone 4) station. The 487 and H17 bus routes are adjacent to the property. Local shopping and recreational facilities are within ¼ mile.

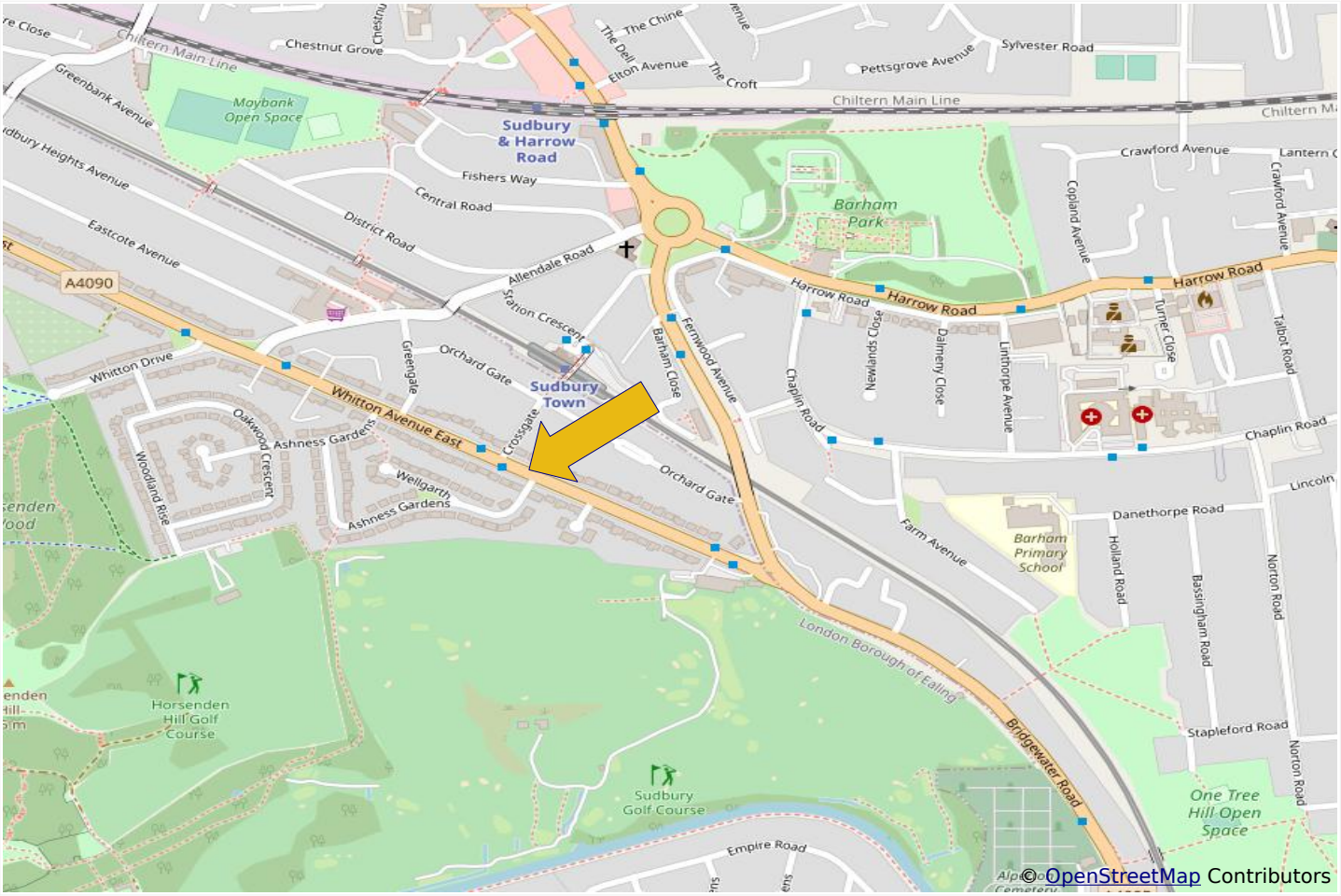
*** EN-SUITE BATHROOM TO MASTER BEDROOM ***

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

*** FAMILY BATHROOM AND ADDITIONAL GROUND FLOOR SHOWER ROOM W/C ***

*** SOUTH FACING REAR GARDEN * INTEGRAL GARAGE VIA OWN DRIVE ***

*** NO UPPER CHAIN ***


Chiltern Main Line
Chestnut Grove
The Chine
The Dell
Elton Avenue
The Croft
Pettsgrove Avenue
Sylvester Road
Greenbank Avenue
Maybank Open Space
Sudbury & Harrow Road
Fishers Way
Central Road
District Road
Eastcote Avenue
Allendale Road
Barham Park
Crawford Avenue
Copland Avenue
A4090
Harrow Road
Station Crescent
Whitton Drive
Greengate
Orchard Gate
Sudbury Town
Barham Close
Fernwood Avenue
Chaplin Road
Newlands Close
Dalmeny Close
Linthorpe Avenue
Turner Close
Talbot Road
Whitton Avenue East
Oakwood Crescent
Ashness Gardens
Crossgate
Wellgarth
Woodland Rise
Farm Avenue
Danethorpe Road
Barham Primary School
Holland Road
Bassingham Road
Norton Road
London Borough of Ealing
Bridgewater Road
Stapleford Road
Horsenden Hill Golf Course
Sudbury Golf Course
One Tree Hill Open Space
Empire Road
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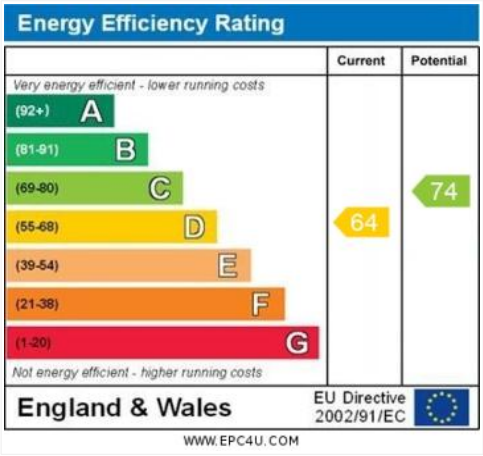
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
64
74
England & Wales
EU Directive 2002/91/EC
WWW.EPC4U.COM



GROUND FLOOR FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1474.97 SQ. FT / 137.03 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1672.92 SQ. FT / 155.42 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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