

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

RUGBY AVENUE GREENFORD UB6 0EZ **£579,950 Freehold**



EXTENDED AND WELL PRESENTED 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

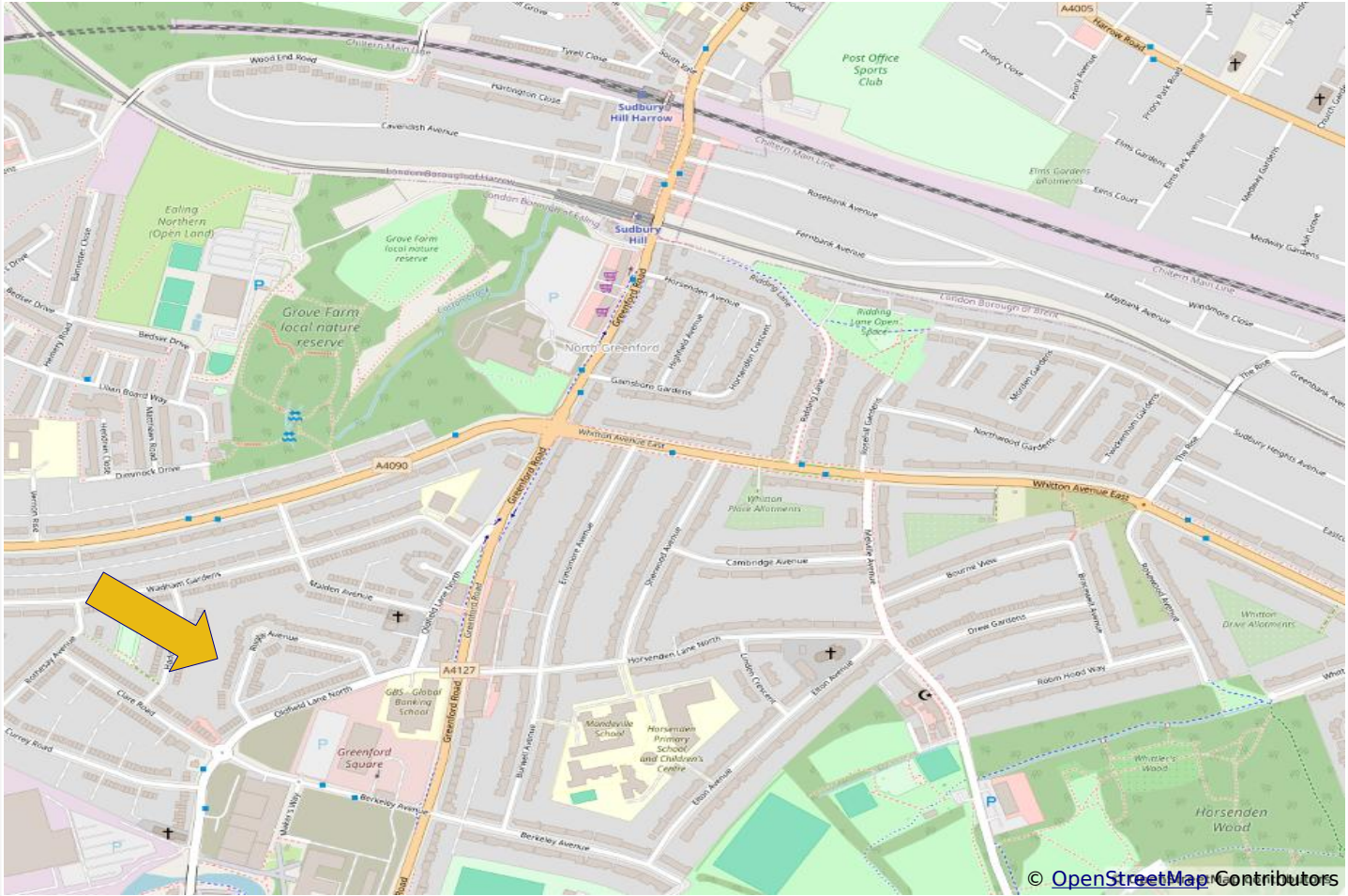
*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** KITCHEN/BREAKFAST ROOM * UTILITY ROOM ***

*** GROUND FLOOR CLOAKROOM/WC * LOFT ROOM ***

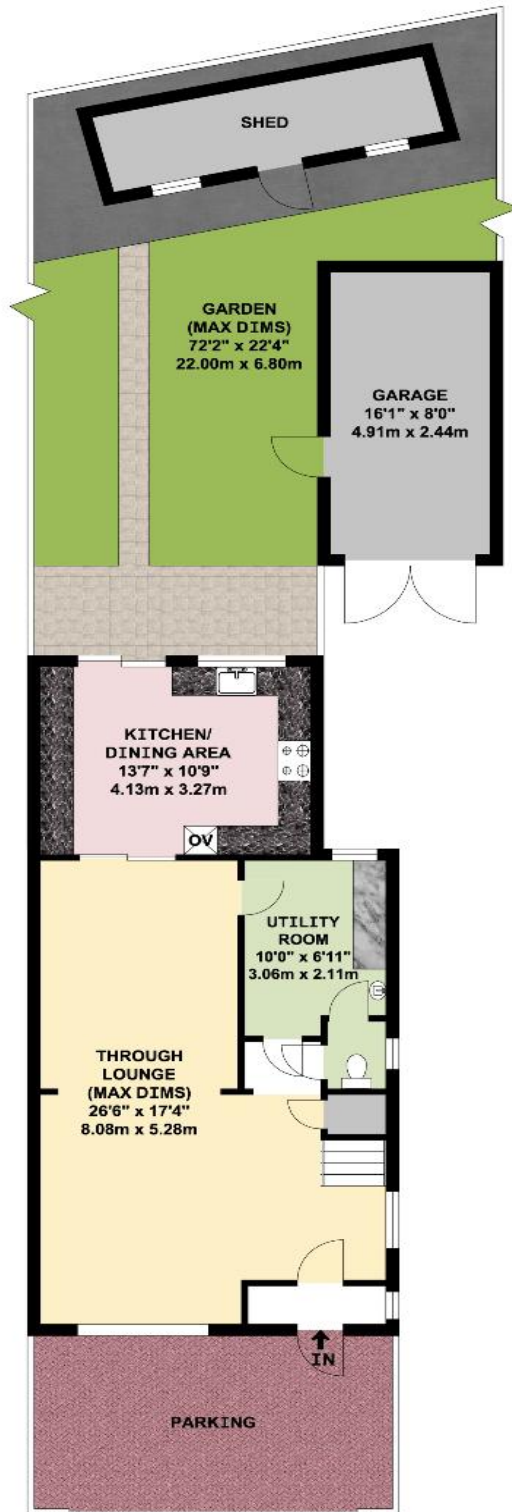
*** 72' WEST FACING REAR GARDEN * OFF-STREET PARKING * GARAGE ***

*** NO UPPER CHAIN ***

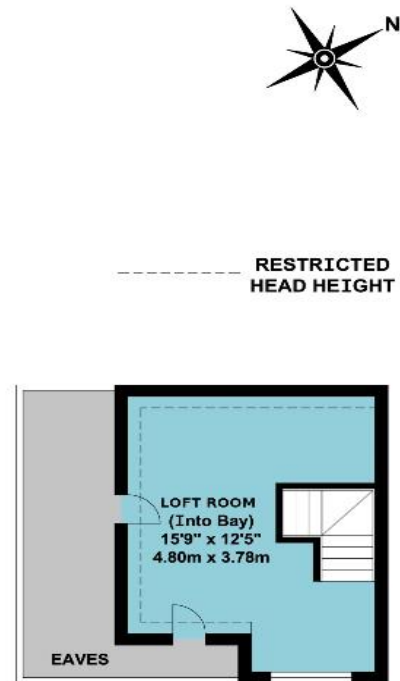




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1232.25 SQ. FT / 114.48 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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