



Guide price £450,000

TENURE : FREEHOLD

Vicarage Close - Northolt - UB5

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**Unique Two Bedroom House
Garden With A Decking Area**

**Freehold Property
Parking**

**Two Double Bedrooms
Situated In A Quiet Cul-De-Sac**

Sonia Estates are delighted to present this stunning two double bedroom mid-terraced freehold house situated on Vicarage Close, Northolt.

This beautifully maintained home features an inviting entrance hallway, a spacious reception room, and a modern, fully fitted separate kitchen. Upstairs, there are two generous double bedrooms and a contemporary family bathroom. Additional benefits include double glazing, gas central heating, and a private, low-maintenance rear garden with a charming decked area – ideal for relaxing or entertaining. Resident and visitor parking is also available.

Perfect for first-time buyers or as a buy-to-let investment opportunity, this property is tucked away in a quiet residential cul-de-sac, just off Church Road and Mandeville Road. The location offers convenient access to a variety of shops, cafés, restaurants, bars, salons, dessert parlours, supermarkets, and leisure facilities.

Excellent transport links are close by, with easy access to the A40, A312, and Heathrow Airport. The property also falls within the catchment area of highly regarded primary and secondary schools.

Local Authority: London Borough of Ealing

Agents Note: Sonia Estates have not tested apparatus; equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor.

Viewings: Through Sonia Estates By Appointments Only

The Property Misdescription Act 1991

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The Data Protection Act 1998

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