



## Rushdene Close, , Northolt, UB5 6NR

- Two Bedrooms
- No Chain
- Two Reception Rooms
- Further Potential to Extend (STPP)
- Quiet Cul de Sac Location
- End of Terraced
- Partially Extended
- Front & Rear Gardens
- Double Glazed Throughout
- EPC Rating:

**Asking Price £450,000**



# Rushdene Close, , Northolt, UB5 6NR

## DESCRIPTION

Situated on Rushdene Close in Northolt is this spacious, partially extended, two bedroom end of terraced home being offered with sale with NO ONWARD CHAIN. The property provides further scope to extend subject to planning permission and sits within a quiet residential cul-de sac, being perfect for families.

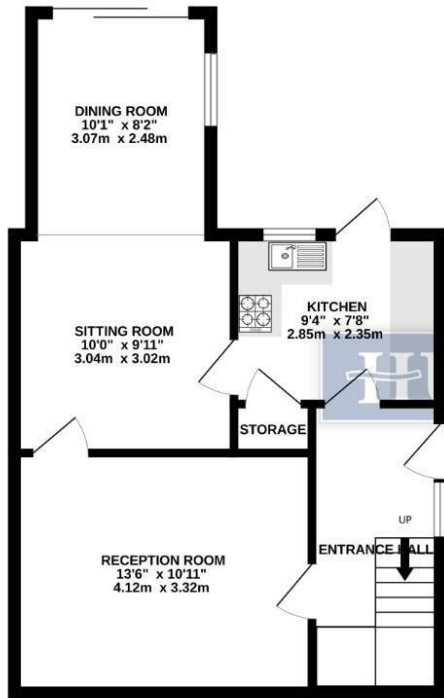
The property comprises entrance hall, front room, extended sitting/dining room, fitted kitchen, two double bedrooms, shower room and a separate w.c. Both bedrooms have fitted units for storage along with additional storage units on the landing, under the stairs and in the kitchen. Outside the property has private front and rear gardens along with parking available on the street.

Rushdene Close is situated in Northolt and is within close proximity to local amenities, bus links and schools. You are a short drive from Yeading Lane, White Heart Roundabout and the A40/A312 dual carriageway links which provide further access to Heathrow and surrounding areas.

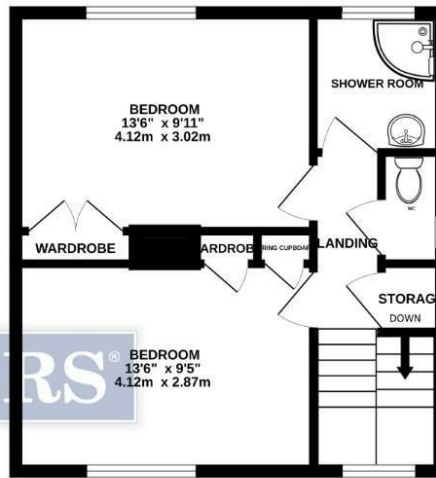




GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 882 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



31 Coldharbour Lane, Hayes, UB3 3EB  
Tel: 0208 848 0978 Email: [hayes@hunters.com](mailto:hayes@hunters.com) <https://www.hunters.com>

