



ESTATE & LETTINGS AGENTS

Parkfield Drive, Northolt, UB5



FOR SALE £515,000 Freehold

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

Offered for sale for the first time in years, this lovely family home is perfect for those seeking comfort, convenience, and a welcoming community. With a thoughtful layout and ample outdoor space, it provides a great opportunity for a family to settle into a well-connected area.

Porch: A welcoming entrance that adds charm and practicality, ideal for coats and shoes.

Through Lounge Reception Room: A spacious and versatile living area, perfect for family gatherings and entertaining.

Fitted Kitchen: Equipped with modern appliances and ample storage, making meal preparation convenient and enjoyable.

Three Bedrooms: Comfortable and well-sized bedrooms offering space for family members or guests.

Bathroom: A functional family bathroom with modern fixtures.

Driveway and Garage: The front driveway provides parking for one car and access to a secure garage for additional parking or storage.

Secluded Rear Garden: A private and tranquil garden area, perfect for outdoor relaxation and activities.

Bus Services: Numerous regular bus services connect Northolt to Harrow, Heathrow, Northolt Station (1 mile away), Greenford, Ealing, and Hayes.

Tube Services: Northolt Station offers tube services, and the upcoming Crossrail services at Hayes and Harlington will significantly reduce journey times into London.

Rectory Park & Lime Tree Park: Direct access to this large green space, perfect for recreation and leisure.

Greenford High School: Rated outstanding, providing excellent education opportunities.

Alec Reed Academy: Offers a comprehensive education from early years through further education.

First Time on the Market: This home has been cherished by its current owners for years and is now available, offering a unique opportunity for new buyers.

Family-Friendly Environment: The combination of local amenities, schools, and green spaces makes it an ideal location for families.

We highly recommend arranging a viewing to fully appreciate the potential and charm of this family home. Don't miss out on the chance to secure this delightful property in Northolt.



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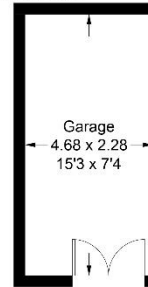
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Floor Plan

Approximate Gross Internal Area = 86.5 sq m / 931 sq ft
 Garage = 10.8 sq m / 116 sq ft
 Total = 97.3 sq m / 1047 sq ft



(Not Shown In Actual Location / Orientation)

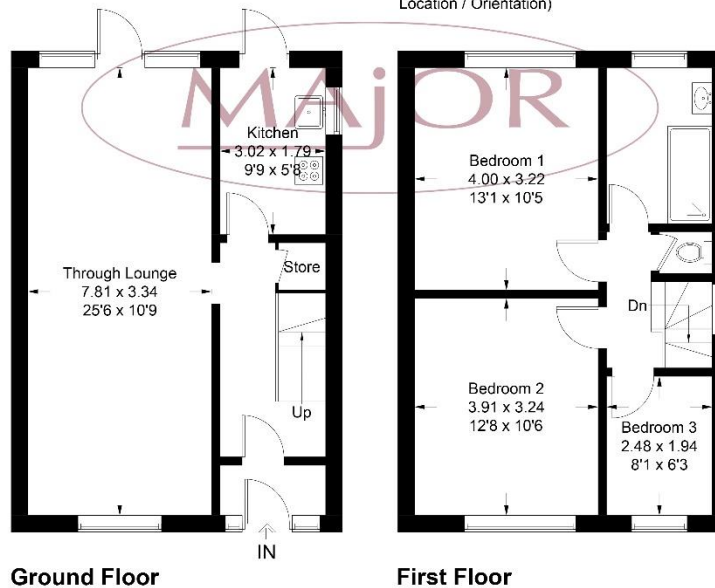


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1099636)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer

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The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

