



Bengarth Road, Northolt, UB5 5LF





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NO UPPER CHAIN. A well proportioned two bedroom semi-detached bungalow located in the popular Bengarth Road with potential to extend subject to the usual planning constraints. Well placed for Northolt station and shops, this property offers bundles of potential & briefly comprises: Two good size bedrooms, brand new bathroom suite, spacious living room and fitted kitchen. The property benefits: Utility room, lean to, larger than average rear garden and off street parking. Set in this popular residential area and ideally situated within walking distance of Northolt Station (Central Line), bus routes, Northolt Leisure Centre and the A40 which offers swift and easy access to both Central London and the Home Counties. We strongly recommend an internal inspection as a quick sale is anticipated. For families the property is ideally located within close proximity of local highly regarded schools.



ENTRANCE PORCH

Side aspect double glazed frosted window, front aspect double glazed frosted door, tiled flooring, tiled walls, door to:

LIVING ROOM

Front aspect double glazed window, laminate effect flooring, double radiator, cupboard housing meters, door to:

HALLWAY

Laminate effect flooring, storage cupboard, doors to:

BEDROOM ONE

Rear aspect window, laminate effect flooring, double radiator.

BEDROOM TWO

Front aspect double glazed window, laminate effect flooring, double radiator.

BATHROOM

Side aspect double glazed frosted window, tiled flooring, tiled

walls, low level wc, pedestal wash hand basin, panel enclosed bath with shower attachment and mixer taps, heated towel rail.

KITCHEN

Side aspect double glazed window, rear aspect windows x 2, coved ceiling, tiled flooring, part tiled walls, a range of base and eye level units, stainless steel sink with drainer, wall mounted Vaillant boiler, integrated oven with four gas hob rings, extractor hood, space for fridge freezer, door to:

UTILITY ROOM

Rear aspect double glazed window, base and eye level units, space for washing machine, door to:

LEAN TO

Rear aspect double glazed window, storage cupboard, rear aspect double glazed door to rear garden.

FRONT

Off street parking for multiple vehicles, side access.

REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, side access.

COUNCIL TAX

London Borough of Ealing - Band D - £1,840.89

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

Northolt (0.9 Miles) - Central Line
South Ruislip (1.2 Mi) - Central/Chiltern Railways
Northolt Park (1.6 Miles) - Chiltern Railways



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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