



Laing Dean, Northolt, UB5 5JX
£460,000





gibsonhoney

NO UPPER CHAIN. We are delighted to present to the market this three bedroom terrace family home set in this peaceful no through road. This spacious home briefly comprises: Large living/dining room, kitchen leading to utility room and conservatory. To the first floor, there are three good size bedrooms, bathroom suite and a separate wc. The property benefits from a off street parking for several vehicles. Set in this quiet no through road and ideally situated for local amenities including 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.



ENTRANCE PORCH

Front aspect door, front aspect double glazed leaded light frosted window, side door to:

LIVING ROOM

Rear aspect double glazed door to conservatory, double radiator, front aspect double glazed leaded light window, stairs to first floor landing, cupboard under stairs, rear aspect double glazed window.

UTILITY ROOM

Front aspect door and window, range of base and eye level units, double radiator, spaces for appliances.

KITCHEN

Stainless steel sink and drainer, spaces for appliances, wall mounted boiler, rear aspect door to rear garden, rear aspect double glazed window, gas hob, electric oven with extractor hood over.

CONSERVATORY

Dual aspect double glazed frosted windows, side aspect doors to rear garden.

LANDING

Hatch to loft space, storage cupboard, doors to:

BEDROOM ONE

Front aspect double glazed leaded light window, radiator.

BEDROOM TWO

Rear aspect double glazed window, radiator.

BEDROOM THREE

Front aspect double glazed leaded light window, radiator.

BATHROOM

Rear aspect double glazed leaded light window, panel enclosed bath with mixer taps and shower attachment, vanity unit incorporating wash hand basin, double radiator.

SEPARATE WC

Rear aspect double glazed frosted window, wc.

FRONT

Off street parking for several vehicles.

REAR GARDEN

Artificial lawn, garden shed, shrub borders, panel enclosed fence

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

South Ruislip - 1.1 Miles - Central
Northolt - 1.2 Miles - Central



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(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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