



Laing Dean, Northolt, UB5 5JX

£485,000



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A superb opportunity has arisen to purchase this extended three bedroom, two bathroom end of terrace family home with vast potential to extend further subject to the usual planning constraints. The ground floor of the property briefly comprises: Living Room, separate dining area leading to a fitted kitchen, utility room, conservatory and downstairs shower room. To the first floor, there are three good size bedrooms, bathroom suite and a separate wc. The property benefits from a larger than average wrap around rear private garden. Set in this popular cul-de-sac 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 HALL

Front aspect double glazed frosted windows, front aspect frosted door, laminate effect flooring, radiator, doors to:

### LIVING ROOM

Front aspect double glazed stained glass window, laminate effect flooring, double radiator x 2, rear aspect double glazed sliding door to:

### CONSERVATORY

Dual aspect double glazed windows, laminate effect flooring, double radiator, rear aspect double glazed double doors to rear garden.

### KITCHEN/BREAKFAST ROOM

Rear aspect double glazed window, tiled flooring, part tiled walls, a range of base and eye level units, one and a half sink with drainer, radiator, integrated appliances including dish washer and oven with four electric hob rings and extractor hood, leading to:

### UTILITY ROOM

Side aspect double glazed window, rear aspect double glazed frosted door to rear garden, skylights x 2, tiled flooring, part tiled walls, base and eye level units, one and a half stainless steel sink with drainer, cupboard housing boiler, radiator, space for appliances including: washing machine, dryer, fridge and freezer.

### DOWNSTAIRS SHOWER ROOM

Front aspect double glazed window, tiled flooring, tiled walls, wall mounted wash hand basin, stand in shower cubicle, low level wc.

### FIRST FLOOR LANDING

Hatch to loft space, cupboard housing tank, doors to:

### BEDROOM ONE

Front aspect double glazed stained glass window, radiator.

### BEDROOM TWO

Rear aspect double glazed stained glass window, laminate effect flooring, built in wardrobes, double radiator.

### BEDROOM THREE

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

### BATHROOM

Rear aspect double glazed frosted stained glass window, part tiled walls, panel enclosed bath with shower attachment and mixer taps, vanity unit incorporating wash hand basin, radiator.

### SEPARATE WC

Rear aspect double glazed stained glass window, part tiled walls, low level wc, radiator.

### FRONT

Laid to lawn.

### REAR GARDEN

Mainly laid to lawn, double garden shed, 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



73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

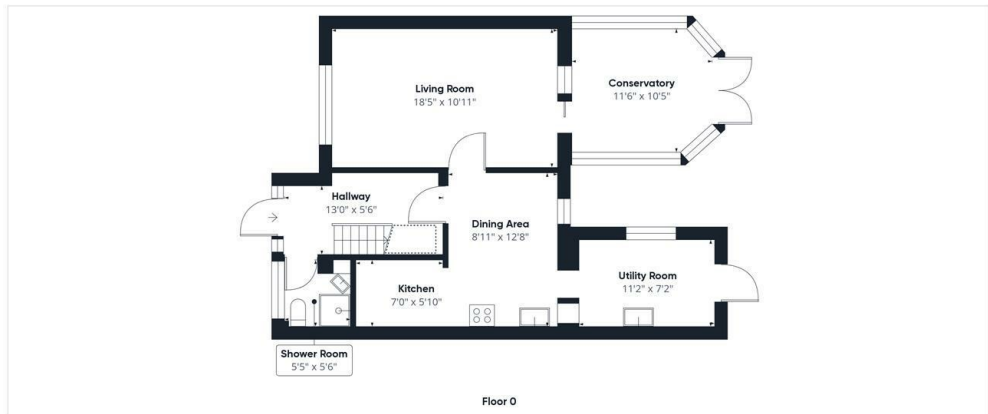
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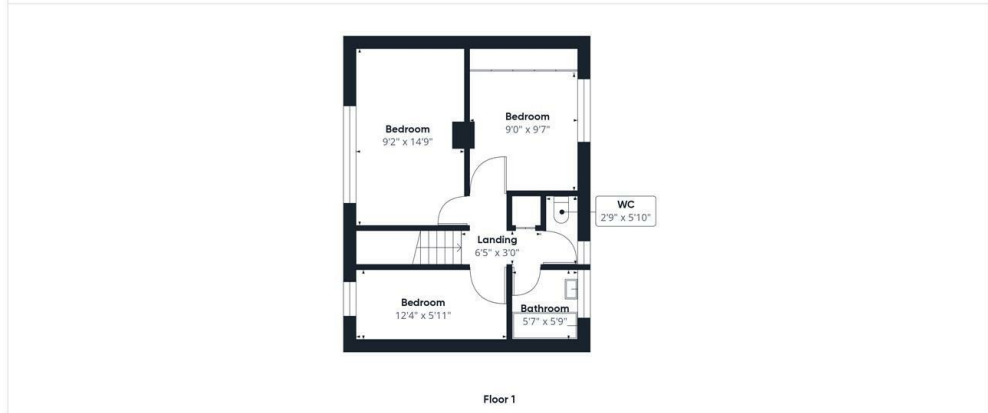
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Floor 0



Floor 1

Approximate total area<sup>m</sup>  
1086.9 ft<sup>2</sup>

Reduced headroom  
19.76 ft<sup>2</sup>

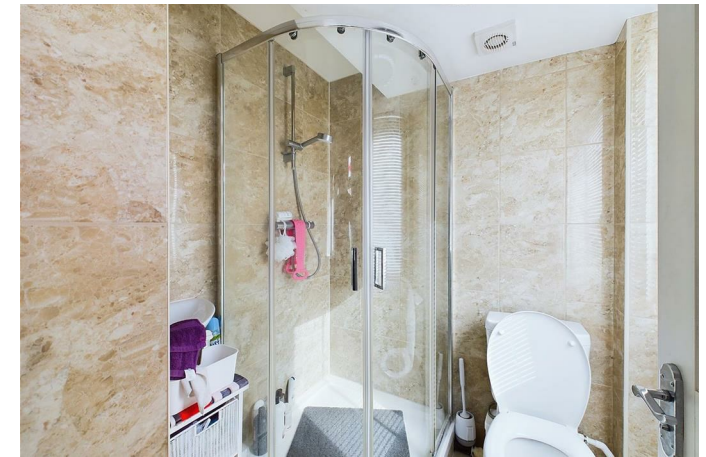
(1) Excluding balconies and terraces

⊠ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</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	



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