



barnard marcus

Church Road, Northolt UB5 5AT

welcome to

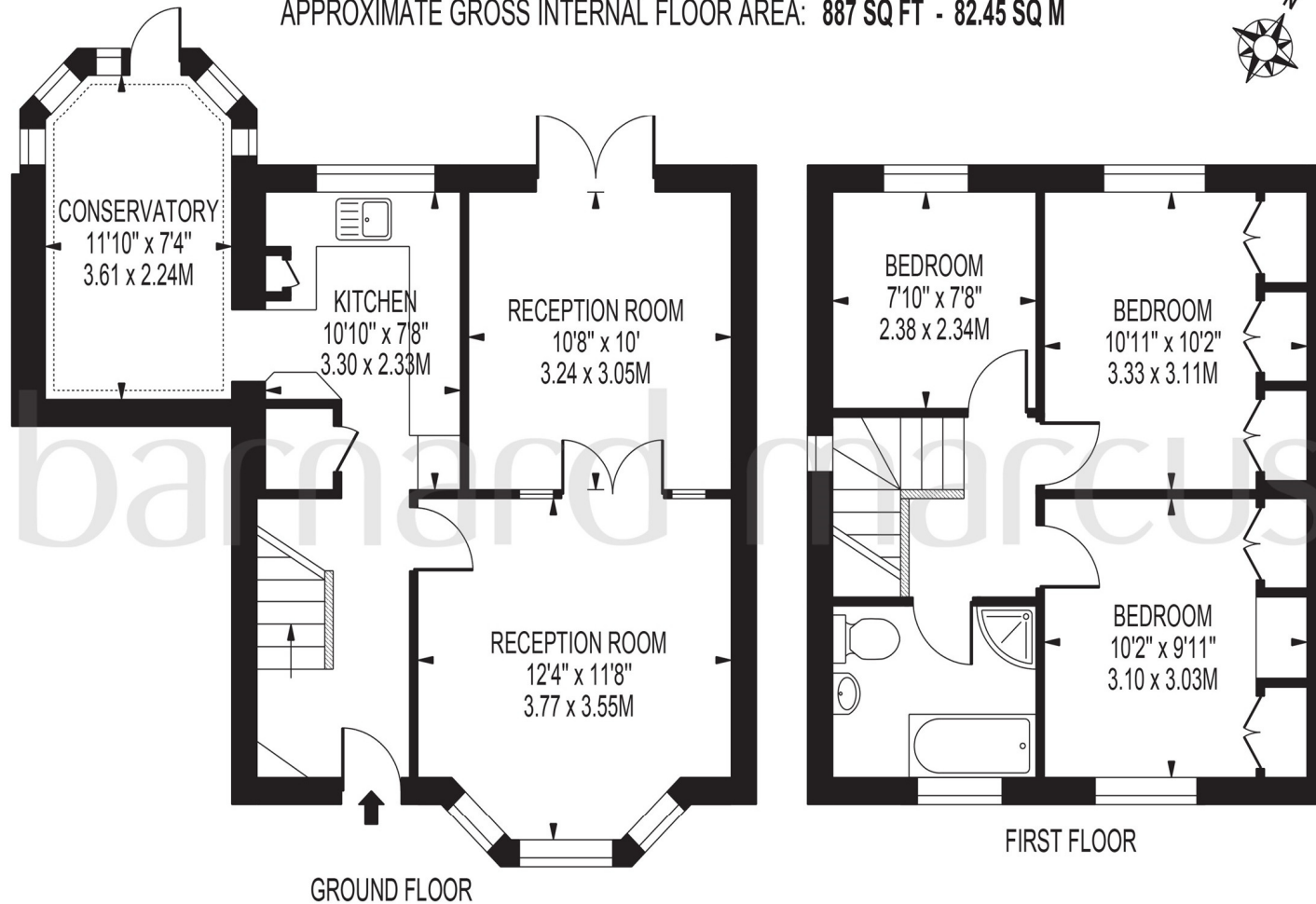
Church Road, NORTHOLT

Barnard Marcus are pleased to market this well-proportioned, three bedroom semi-detached family home in a prime residential road in Northolt



CHURCH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 887 SQ FT - 82.45 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This fantastic property is an excellent opportunity to acquire a family home or investment. To the ground floor, the property comprises of two good sized reception rooms, kitchen, utility room and garage. The first floor comprises of three well proportioned bedrooms and the main family bathroom. The property further benefits from ample off-street parking, large rear garden and has the potential to extend at both the side of the property and the loft (STPP).

Conveniently located on Church Road, there is easy access to the A40, Northolt Station, local shops/supermarkets, as well as being in close proximity to the surrounding areas of Hayes, Southall and Greenford. This is the perfect family home and ideal for home movers and investors.

welcome to

Church Road, NORTHOLT

- PRIME LOCATION
- OFF STREET PARKING
- CLOSE TO AMMENITIES
- SEMI-DETACHED
- LARGE REAR GARDEN
- GARAGE
- THREE BEDROOMS
- POTENTIAL TO EXTEND (STPP)

Tenure: Freehold EPC Rating: C

£575,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/FEL112516



Property Ref:
FEL112516 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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