



Clauson Avenue, Northolt UB5 4PS

welcome to

Clauson Avenue, Northolt

Bringing to the market this well-proportioned, three-bedroom end terraced family home located in a desirable residential road in Northolt. This fantastic property is well presented and is an excellent opportunity to acquire a family home or investment.

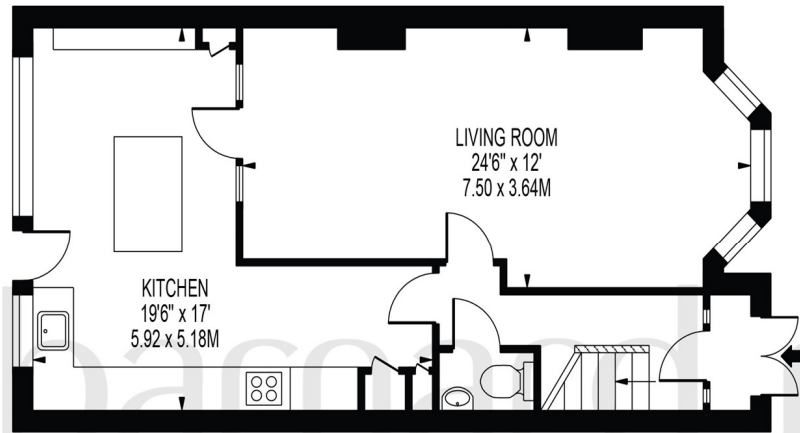


CLAUSON AVENUE

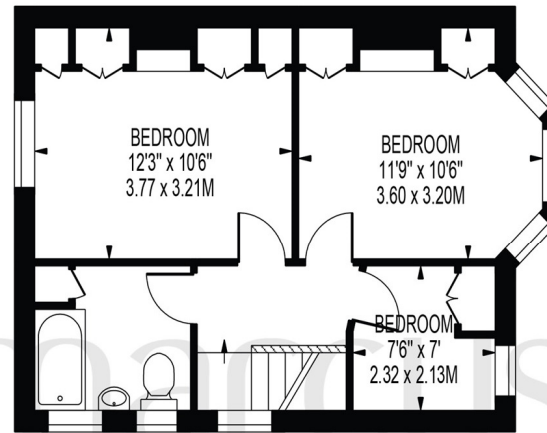
APPROXIMATE GROSS INTERNAL FLOOR AREA: 993 SQ FT - 92.29 SQ M

(EXCLUDING GARAGE)

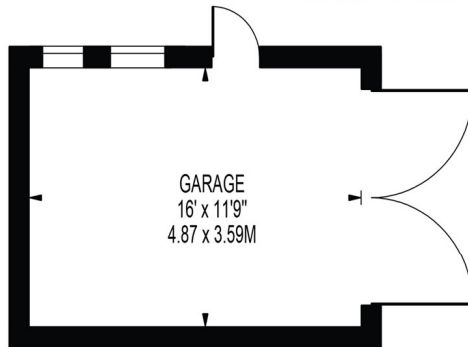
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 188 SQ FT - 17.48 SQ M



GROUND FLOOR



FIRST FLOOR



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.

The property comprises of a front porch, entrance hallway leading to a well-proportioned through lounge providing ample living space. There is rear extended kitchen / dining room with modern fixtures and fittings. There is also the added benefit of a ground floor W/C. The first floor comprises of three generously sized bedrooms and the main family bathroom. There is potential to extend into the loft space for an additional room (subject to the usual planning permission). Externally the property further benefits from a driveway for off-street parking, large rear garden with a garage at the end currently used as a storage space. Conveniently located on Clauson Avenue, there is easy access to the A40, Northolt Station, local shops/supermarkets, as well as being in close proximity to the surrounding areas of Harrow, Hayes, and Greenford. This is the perfect family home and ideal for home movers and investors.

welcome to

Clauson Avenue, Northolt

- END-TERRACED FAMILY HOME
- THREE BEDROOMS
- REAR EXTENDED
- GARAGE
- OFF STREET PARKING
- CLOSE TO NORTHOLT STATION
- POPULAR RESIDENTIAL ROAD
- POTENTIAL TO FURTHER EXTEND (STPP)

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£575,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/FEL113142



Property Ref:
FEL113142 - 0002

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.

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