

### Merlin Close, Northolt, UB5 6JG

Located in a quiet cul de sac within walking distance of public transport & shops and also with 1 mile of Northolt underground station ( central line) and well regarded Schools is this spacious & well presented townhouse. With accommodation arranged over 3 floors ,the property comprises ground floor bedroom with large en suite, modern fitted kitchen / diner with direct access to rear garden. First floors provides large double bedroom & spacious living room and stairs leading to the second floor with offers 2 additional spacious bedrooms and luxury tiled family bathroom. Externally there is off street parking via own driveway and good size rear garden with rear pedestrian access. An ideal family home or rental investment...VIEWING IS HIGHLY ADVISED.

**£499,950**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

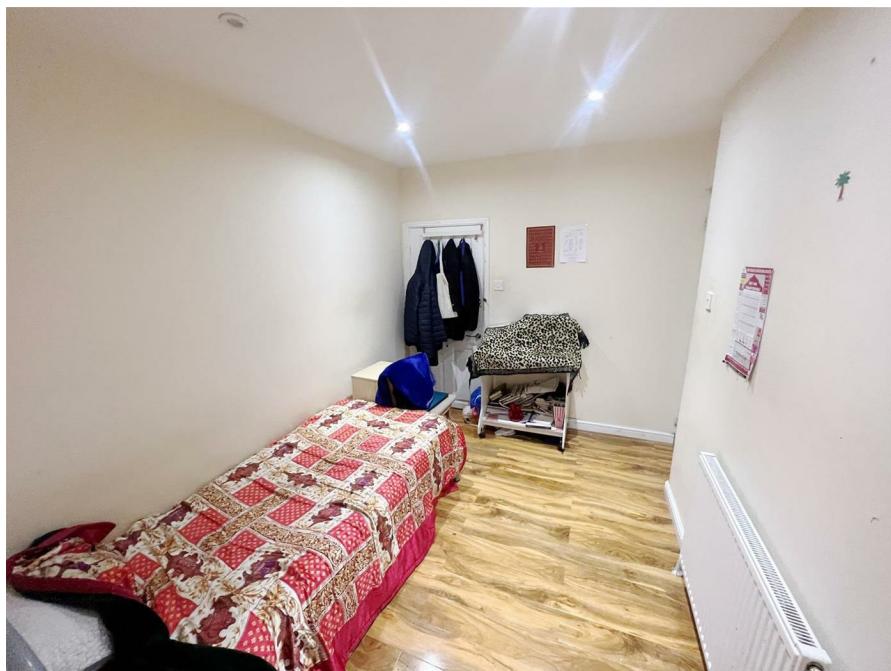
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**22 Merlin Close, Northolt, UB5 6JG**

**entrance hall**

**bedroom 4**



**reverse view**

**22 Merlin Close, Northolt, UB5 6JG**

**en suite**



**kitchen / diner**



**22 Merlin Close, Northolt, UB5 6JG**



**reception room**

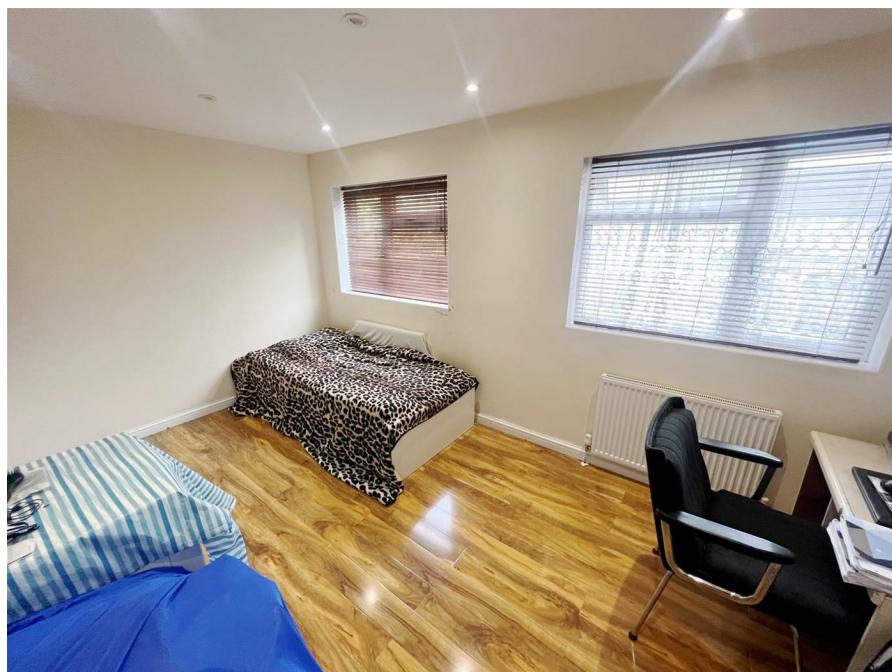


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**bedroom 1**

**bedroom 3**



**bedroom**

**22 Merlin Close, Northolt, UB5 6JG**

bathroom



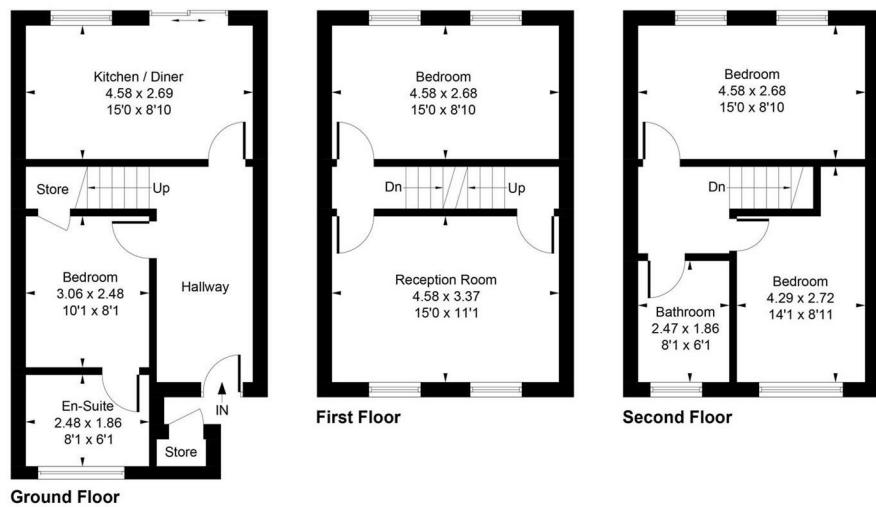
external



floorplan

## 22 Merlin Close, Northolt, UB5 6JG

Approximate Gross Internal Area = 100.50 sq m / 1081 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		66
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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