



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 HIGLY ADVISED.

£499,950

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22 Merlin Close, Northolt, UB5 6JG

entrance hall

bedroom 4



reverse view

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en suite



kitchen / diner



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reception room

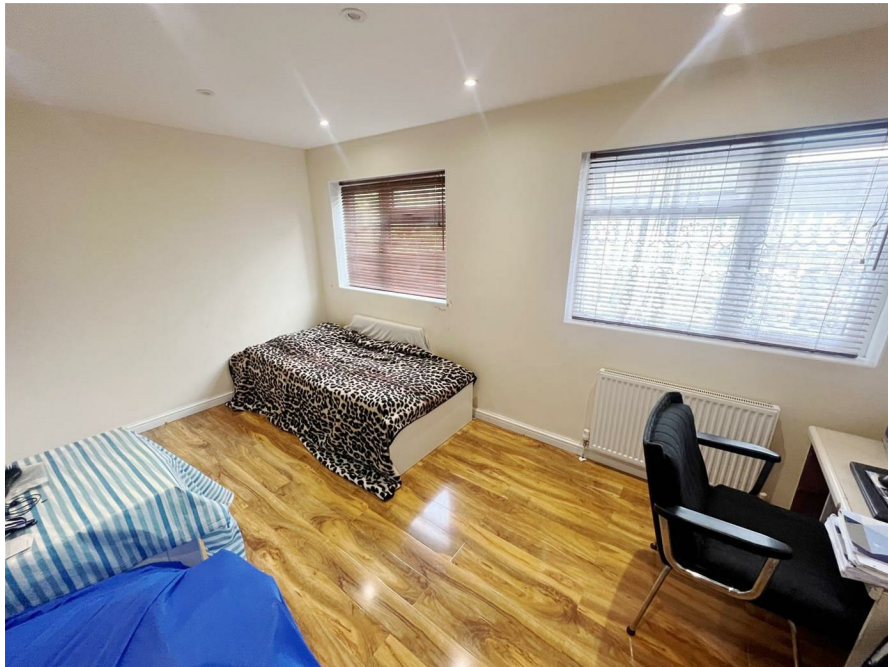


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bedroom 1

bedroom 3



bedroom

22 Merlin Close, Northolt, UB5 6JG

bathroom



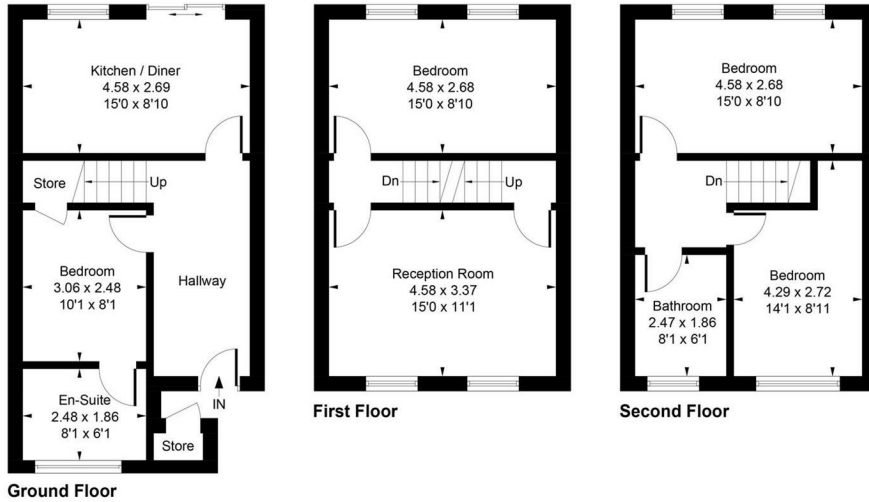
external



floorplan

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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 purchase.

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Energy Efficiency Rating

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

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