Bournemead Avenue, Northolt, Middlesex, UB5 6PX

PLANNING APPROVED FOR AN ADDITIONAL SINGLE STOREY REAR EXTENSION!
For thiswell presented 4 double bedroom extended, semi detached family house located within a much sought after residential location close to the favoured St Raphaels Catholic primary school. This property
has spacious spacious room sizes throughout to include an entrance hall, downstairs toilet, lounge, kitchen/dining room and ground floor 4th bedroom extension. Upstairs has 3 more double bedrooms , modern bathroom and loft space suitable for conversion stpp. Outside has a large 90' approx rear garden with a 24' storage outbuilding and separate shed with a shared drive to the side and your own drive to the front for 2/3 cars. Bournemead Avenue is a very popular family area with transport links for Uxbridge , Northolt station, Ealing, Southall, Heathrow, A40 London & Hayes Town (Hayes & Harington Cross Rail station).
Viewing highly recommended!

Asking Price £599,950

81 Bournemead Avenue, Northolt, Middlesex UB5 6PX

Entrance Hall

Downstairs Toilet

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Lounge

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Kitchen/Dining Room Extension

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Downstairs 4th Bedroom

Bedroom 1

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81 Bournemead Avenue, Northolt, Middlesex UB5 6PX

Bedroom2

81 Bournemead Avenue, Northolt, Middlesex UB5 6PX

Bedroom 3

81 Bournemead Avenue, Northolt, Middlesex UB5 6PX
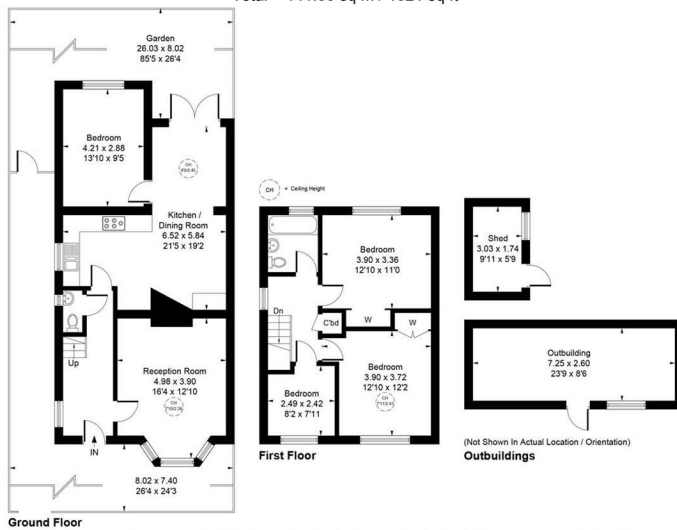
Bathroom

Outside

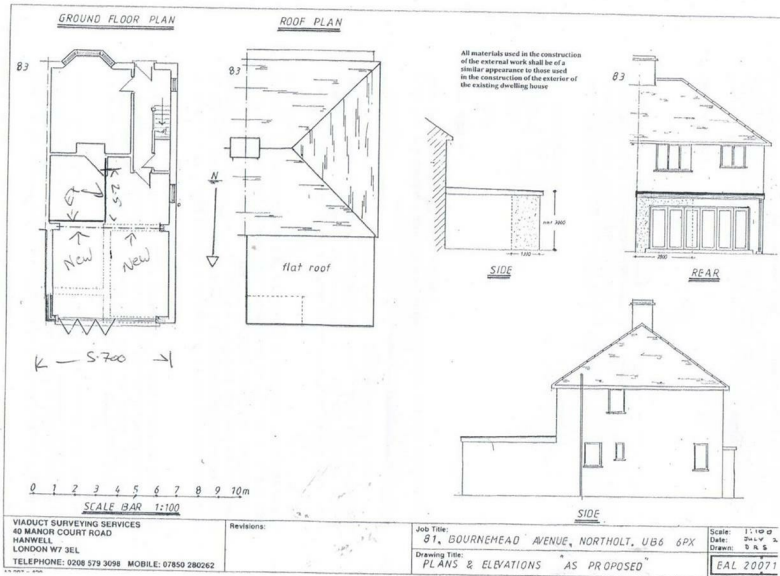**81 Bournemead Avenue, Northolt, Middlesex UB5 6PX**

Floor Plan

Approximate Gross Internal Area = 116.78 sq m / 1257 sq ft
Outbuilding = 19.02 sq m / 205 sq ft
Shed = 5.50 sq m / 59 sq ft
Total = 141.30 sq m / 1521 sq ft

N

Ground Floor

Garden
26.03 x 8.02
85'5 x 26'4

Bedroom
4.21 x 2.88
13'10 x 9'5

Kitchen /
Dining Room
6.52 x 5.84
21'5 x 19'2

Reception Room
4.98 x 3.90
16'4 x 12'10

Up

IN

8.02 x 7.40
26'4 x 24'3

First Floor

CH = Ceiling Height

Bedroom
3.90 x 3.36
12'10 x 11'0

Dn

C'bd

W   W

Bedroom
2.49 x 2.42
8'2 x 7'11

Bedroom
3.90 x 3.72
12'10 x 12'2

Outbuildings

Shed
3.03 x 1.74
9'11 x 5'9

Outbuilding
7.25 x 2.60
23'9 x 8'6

(Not Shown In Actual Location / Orientation)

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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Proposed New Rear Extension

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Energy Efficiency Rating

	Current	Potential

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current: **70**

Potential: **82**

England & Wales

EU Directive
2002/91/EC

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