



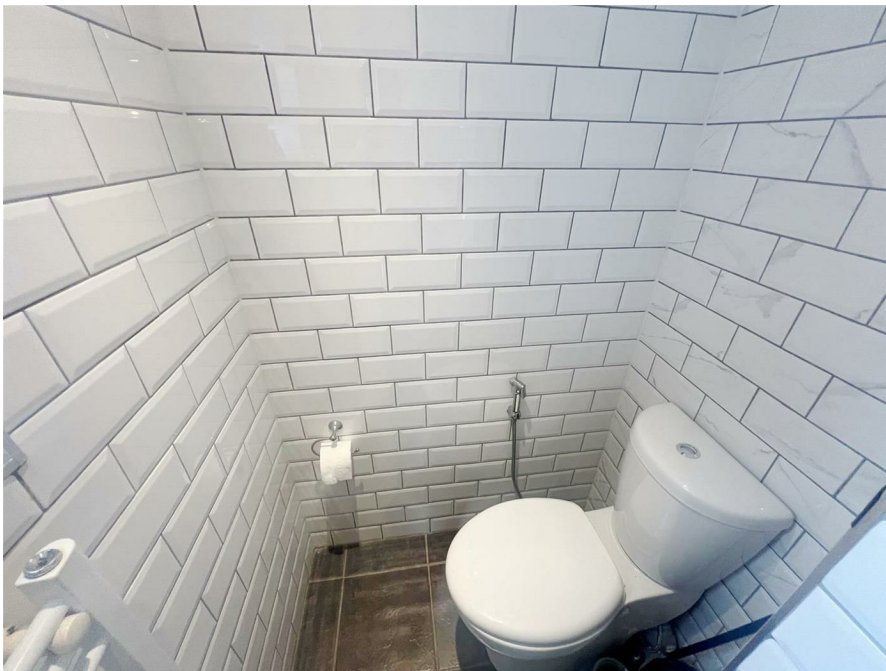
**Lancaster Road, Northolt, UB5 4TQ**

A spacious semi det house located within walking distance of shops & bus routes and offered for sale with no onward chain. Accommodation comprises entrance hall, ground floor wc, fitted kitchen, dining room, separate dual aspect living room, family bathroom and lawned rear garden. Situated within 0.7 mile of Northolt central line station & Northolt Park station....VIEWING IS HIGHLY ADVISED.

**Offers In Excess Of £450,000**

30 Lancaster Road, Northolt, UB5 4TQ

ground floor wc



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fitted kitchen



dining room



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living room



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bedroom 1



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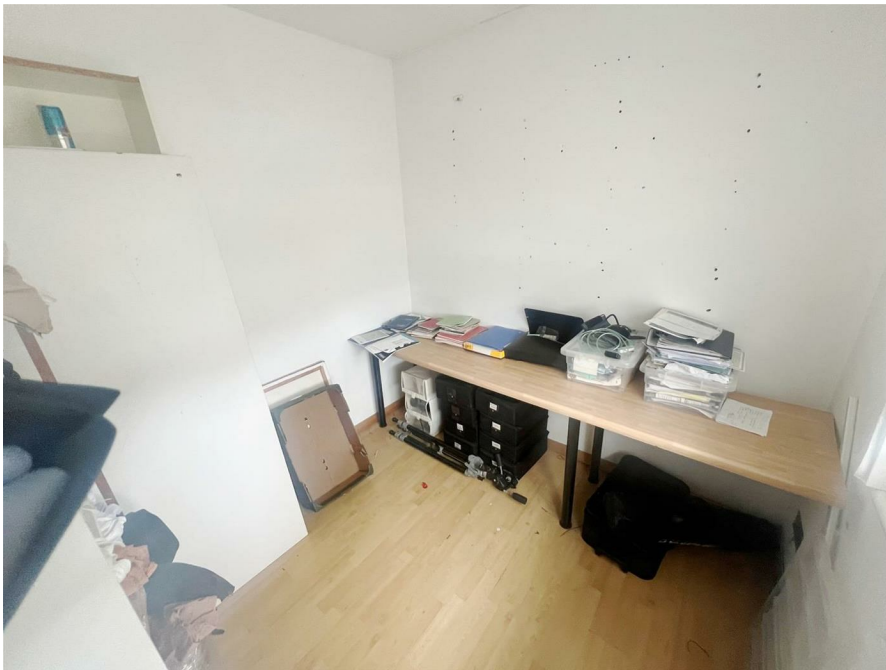
bedroom 2



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bedroom 3



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bathroom





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rear garden



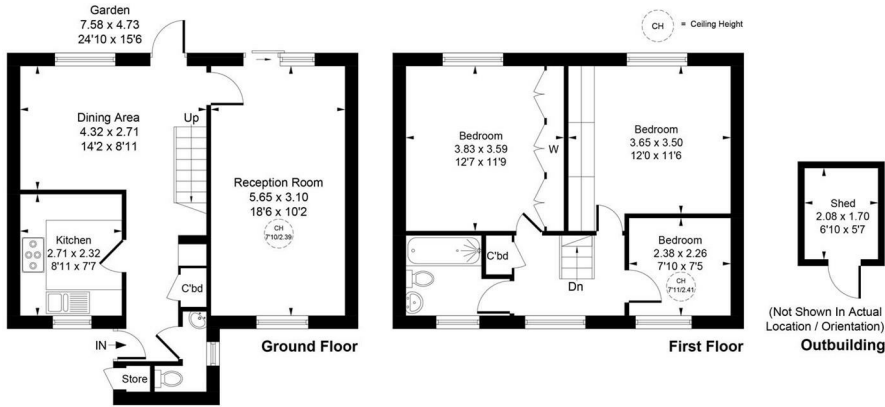
view to the rear



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floorplan


Approximate Gross Internal Area = 89.97 sq m / 969 sq ft  
 Shed = 3.57 sq m / 38 sq ft  
 Total = 93.54 sq m / 1007 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) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>73</p>	<p>87</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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