



### **Kingshill Avenue, Northolt, UB5 6NY**

You will not be disappointed when you view this very well presented semi detached 'Nash' built house featuring a large double glazed conservatory to the rear. The property is located within a much sought after residential area near to St Raphaels Catholic Primary School and has excellent transport links for Northolt station, A40-London, Ealing, Southall, Heathrow & Hayes Town (Hayes & Harlington station with Cross Rail now open). Contemporary style living space with gas central heating and double glazed windows provide an entrance hall, lounge/dining room, 15' x 10' conservatory extension, modern fitted kitchen, 3 bedrooms, loft space suitable for conversion stpp and a modern bathroom. The rear garden is south facing with a large paved patio and well tended lawn. Parking is available via a shared drive and a forecourt for 2 cars.

Viewing highly recommended!..

**Asking Price £525,000**

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

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

146 Kingshill Avenue, Northolt, UB5 6NY

Entrance Hall



Lounge/Dining Room



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Fitted Kitchen



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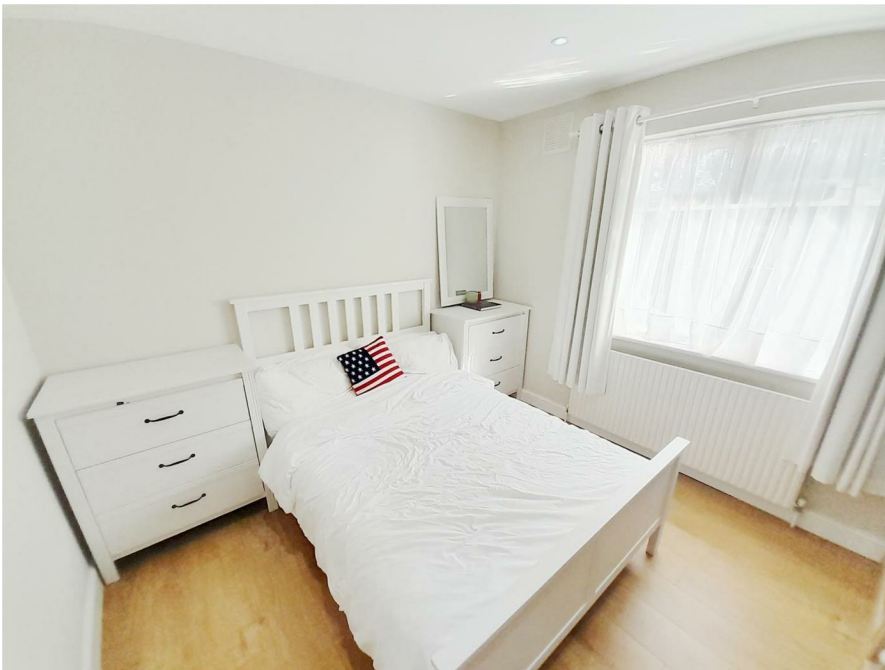
Conservatory



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Bedroom 1



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Bedroom 2





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Bedroom 3



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Bathroom

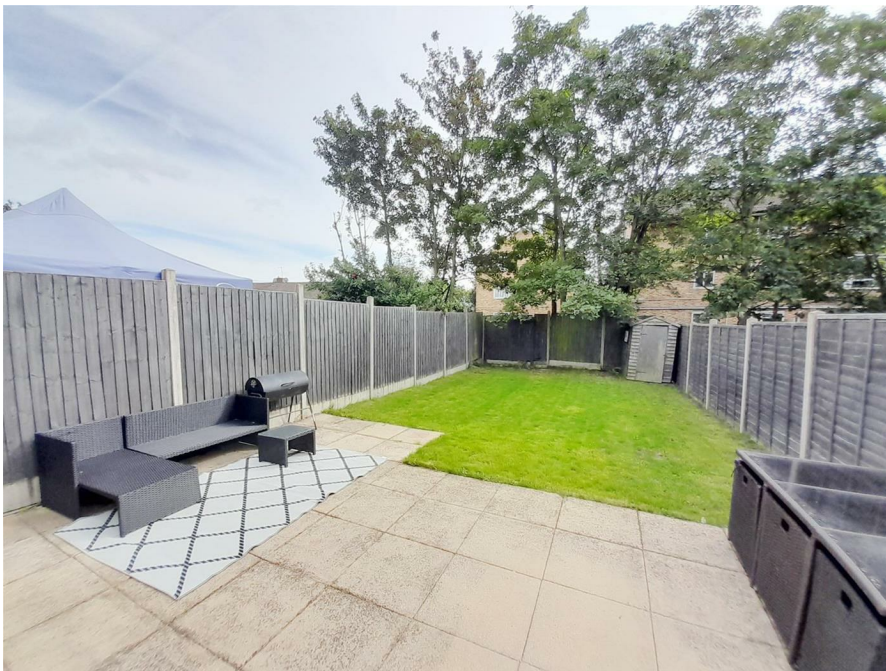


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Rear Garden

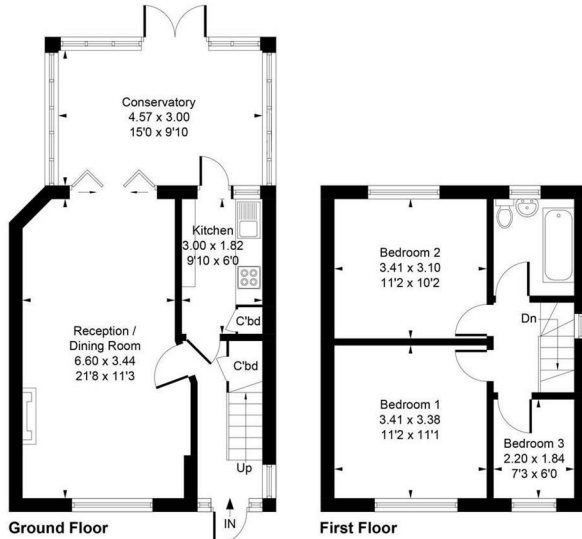


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Floor Plan

Approximate Gross Internal Area = 81.70 sq m / 879 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>62</p>	<p>86</p>

**England & Wales**

EU Directive  
2002/91/EC



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