



**Gurney Road, Northolt, Middlesex, UB5 6LJ**

**DO NOT MISS THIS!**

A 'Nash' built 3 bedroom semi detached house with NO UPPER CHAIN.

The main house has gas central heating and double glazed windows, an entrance hall, lounge, open plan kitchen/diner. Upstairs has 3 bedrooms and a bathroom with loft space suitable for conversion stpp. The rear garden is approx 70' with a shared driveway.

Gurney Road is much sought after being close to St Raphaels Catholic School, Yeading Lane shopping parade and transport links for Northolt station., A40 London, Ealing, Southall, Heathrow and Hayes Town (Hayes & Harlington Elizabeth Line underground station).

This unique property requires your earliest viewing!

**Offers In The Region Of £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)

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Lounge



Kitchen/Dining Room



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**Bedroom**



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Bedroom



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Bedroom



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**Bathroom**



**Rear Garden**



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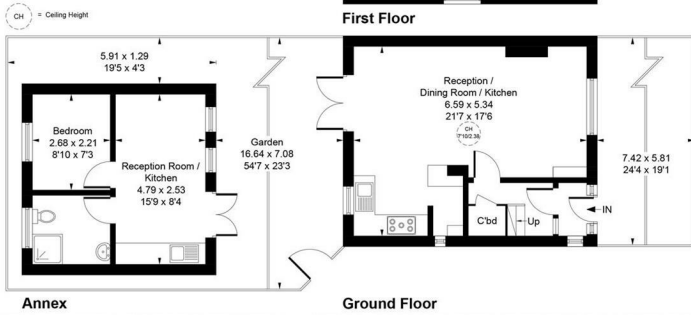
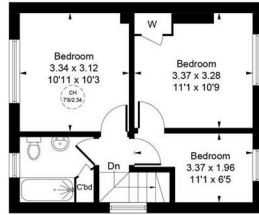




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## Floor Plan

Approximate Gross Internal Area = 71.10 sq m / 765 sq ft  
 Annex = 23.78 sq m / 256 sq ft  
 Total = 94.88 sq m / 1021 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>59</p>	<p>86</p>

**England & Wales**

EU Directive  
2002/91/EC



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