



### Hughenden Gardens, Northolt, Middlesex, UB5 6LB

This is a well presented 3/4 bedroom extended 'Nash' built, semi detached family house boasting an impressive detached garden annex with shower & toilet. Conveniently located and set back on Yeading Lane, close to shops, schools and access to the A40-London with transport links for Northolt station, Ealing, Southall, Heathrow & Hayes Town (Hayes & Harlington Elizabeth line underground station). The property has gas central heating and double glazed windows with the accommodation providing an entrance hall, lounge/occasional bedroom, downstairs shower room/toilet, family room & a kitchen /diner extension. Upstairs has 3 bedrooms and a modern bathroom. Outside you have a large detached garden annex with double glazing and gas central heating + a modern shower room/toilet, good sized rear garden with a paved patio and BBQ area, well tended lawn, garden shed and gated side access. To the front is your own drive-in for 2 cars plus a shared drive to the side.

**Guide Price £575,000**

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Lounge/4th Bedroom



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Downstairs Shower Room/Toilet



Family Room



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**Kitchen Extension**



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**Bedroom**



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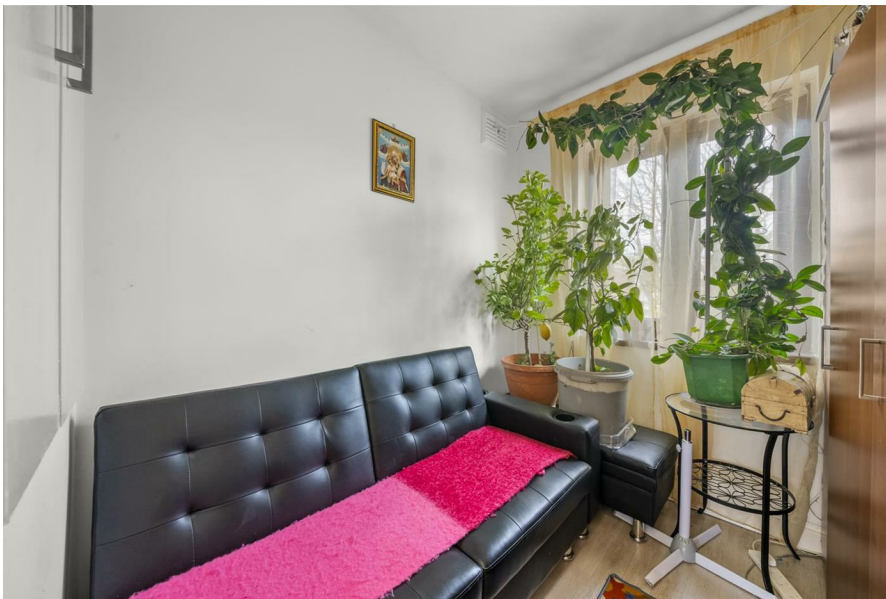
Bedroom



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Bedroom



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**Family Bathroom**



**Outside**

**Detached Garden Annex**





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Annex Shower Room/Toilet



Rear Garden



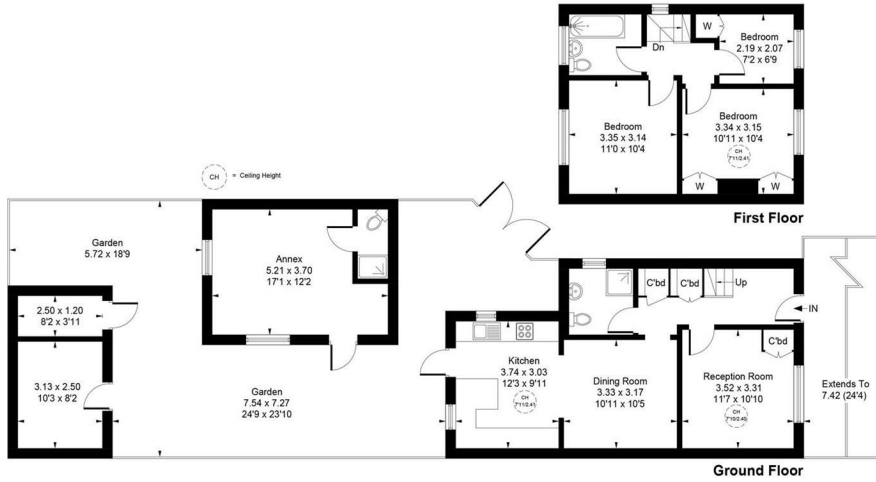
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### Floor Plan

Approximate Gross Internal Area = 83.38 sq m / 897 sq ft  
 Annex = 19.41 sq m / 209 sq ft  
 Outbuilding = 11.59 sq m / 125 sq ft  
 Total = 114.38 sq m / 1231 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>66</p>	<p>88</p>

**England & Wales**

EU Directive  
2002/91/EC



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