



### **Wilsmere Drive, Northolt, Middlesex, UB5 4JB**

This is a larger than expected 3/4 bedroom, extended family house situated in a much sought after residential area walking distance to Northolt Central Line station and Northolt High school. The property is well presented with spacious rooms consisting of an entrance hall, reception room / ground floor double bedroom, and toilet, a family room, 2nd reception room and a modern fitted kitchen. Upstairs has 2 double bedrooms plus a large single bedroom, modern bathroom and a separate toilet, with loft space suitable for conversion stpp. the rear garden has a gate out into a small park.  
Viewing recommended!

**Asking Price £569,950**

**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)



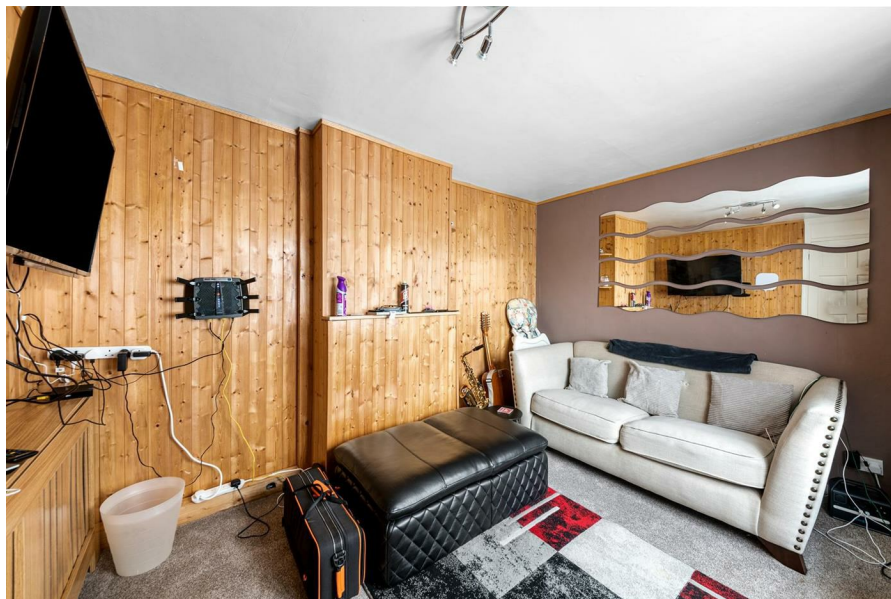
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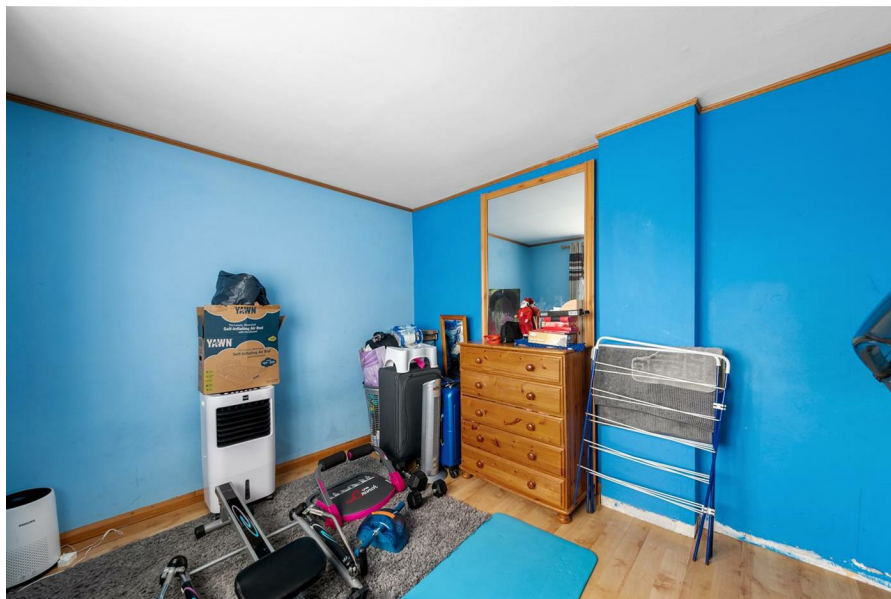
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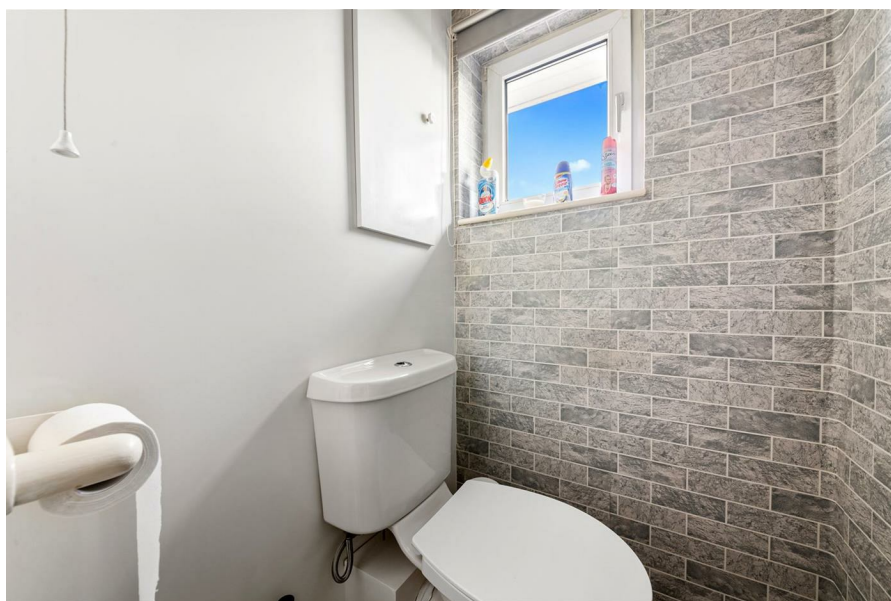


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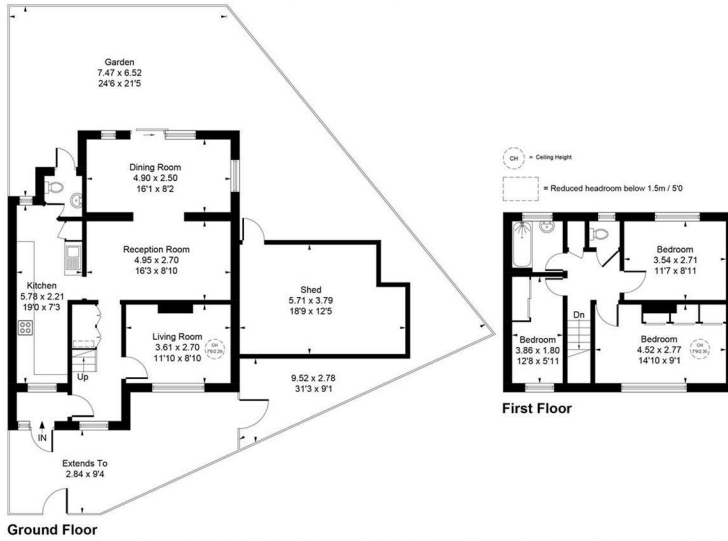


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Approximate Gross Internal Area = 103.45 sq m / 1114 sq ft  
 Shed = 19.92 sq m / 214 sq ft  
 Total = 123.37 sq m / 1328 sq ft



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>60</p>	<p>87</p>

**England & Wales**

EU Directive  
2002/91/EC



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