



Nutfield Gardens, Northolt, UB5 6LU

This is a spacious 4/5 bedroom semi detached house with scope to extend to the rear and into the loft. Situated within a prime residential area near to various schools and St Raphaels Catholic School. As well as being just a few steps from the shopping parades on Yeading Lane and access to the A40 London with bus route links for Northolt station (central line into London) Ealing, Southall, Heathrow, Uxbridge and Hayes Town (Elizabeth line underground station). The property has gas central heating and double glazed windows with the accommodation consisting of an entrance hall with wood flooring through to all rooms. Fitted Kitchen, lounge/dining room, downstairs toilet with the integral garage being converted into additional living space and currently used as a 4th bedroom (building regs not applied for). Upstairs has 3 good sized bedrooms and a modern bathroom. Outside has a lawned rear garden with a shed and side access gate, to the front is a paved own drive parking 2/3 cars.

Asking Price £629,950

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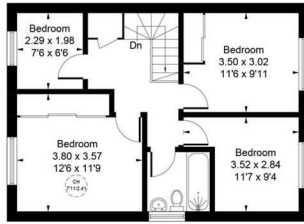
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floor plan

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Approximate Gross Internal Area = 105.05 sq m / 1131 sq ft
(Excluding Shed)



First Floor



Ground Floor

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) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p> | <p>68</p> | <p>84</p> |

England & Wales

EU Directive
2002/91/EC



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