



## Townson Avenue, Northolt, UB5 6PW

**SCOPE TO EXTEND TO THE SIDE AND REAR!**

This is a very well presented 3 DOUBLE BEDROOM semi detached house situated in a most desirable residential area close to St. Raphael's Catholic Primary School. This excellent family property has gas central heating and double glazed windows with living space providing an entrance hall, lounge, separate dining room, modern fitted kitchen, 3 spacious bedrooms, loft space suitable for conversion stpp and a modern bathroom, plumbed shower unit and a separate toilet. Outside has a beautiful rear garden with a detached garage at the end, accessed from the side. To the front is a pretty front garden and a gated own drive parking 2/3 cars + side space suitable for a double story extension stpp. Townson Avenue is just a couple of minutes walk to bus route links available on nearby Kingshill Avenue for Northolt station (central line for London), Ealing, Southall, Uxbridge, Heathrow & Hayes Town (Hayes & Harlington Elizabeth line underground station). The A40 London is also within just a few minutes drive.

**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)

17 Townson Avenue, Northolt, UB5 6PW



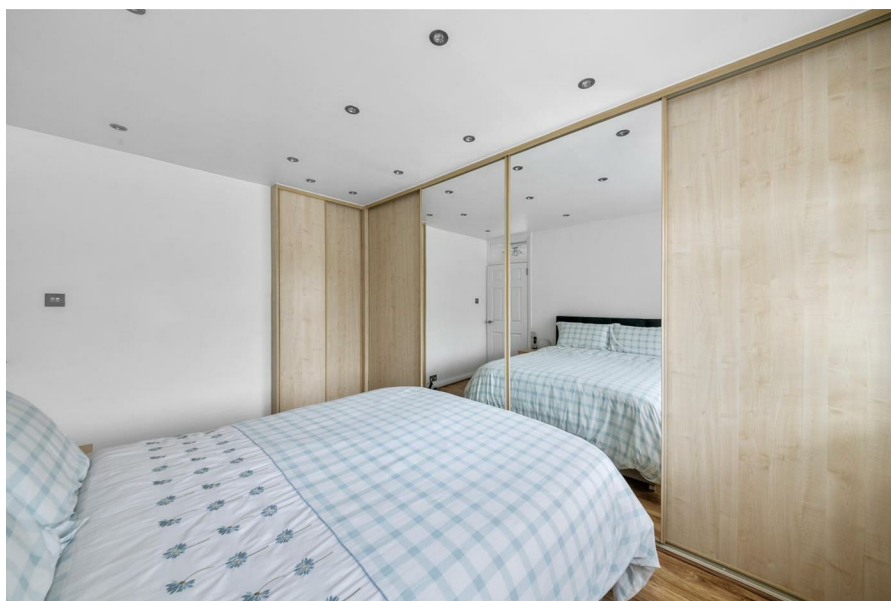
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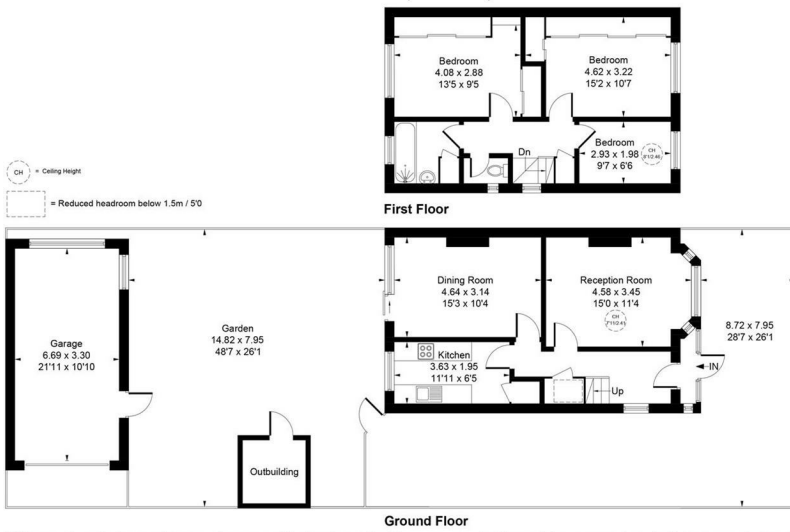
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Approximate Gross Internal Area = 95.46 sq m / 1028 sq ft  
 Outbuilding = 4.0 sq m / 43 sq ft  
 Garage = 22.55 sq m / 243 sq ft  
 Total = 122.01 sq m / 1314 sq ft



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>64</p>	<p>85</p>

**England & Wales**

EU Directive  
2002/91/EC



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