



### Dukes Avenue, Northolt, Middlesex, UB5 5DA

A well presented and spacious 3 bedroom extended semi detached bungalow located in a much sought after residential area walking distance to busy shopping parades, access onto the A40 Western Avenue for London, Northolt station, a choice of schools and bus route links for Harrow, Ruislip, Greenford, Ealing and Hayes. With gas central heating and double glazed windows the property has a full length entrance hall with doors to all rooms, lounge with separate dining room extension, kitchen extension, 2 good sized double bedrooms, a single bedroom and a modern shower room. The rear garden is spacious and easily maintained with an artificial lawn, own driveway (narrow) to the side and a detached garage. To the front is forecourt parking for multiple cars. Viewing highly recommended!

**Asking Price £555,000**

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15 Dukes Avenue, Northolt, Middlesex UB5 5DA

Lounge



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Kitchen Extension



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Dining Room Extension



Bedroom



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Bedroom



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Bedroom



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Modern Shower Room



Rear Garden



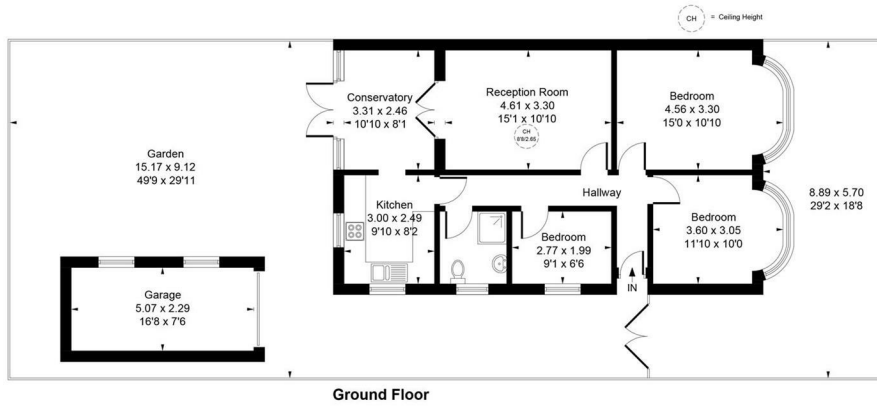
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Garage



Floor Plan

Approximate Gross Internal Area = 76.27 sq m / 821 sq ft  
 Garage = 11.82 sq m / 127 sq ft  
 Total = 88.09 sq m / 948 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>42</p>	<p>86</p>

**England & Wales**

EU Directive  
2002/91/EC



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