

## Kingshill Avenue, Northolt, UB5 6NZ

OWN DRIVE / SIDE SPACE EXTENSION POTENTIAL stpp

This is an excellent 3 DOUBLE BEDROOM semi detached house situated in a much sought after residential area close to St. Raphaels Catholic Primary School. This spacious and well presented family property has gas central heating and double glazed windows with living space providing an entrance hall, lounge and a separate dining room - open plan to a modern fitted kitchen.

Upstairs has 3 good sized bedrooms, loft space suitable for conversion stpp and a modern bathroom + electric shower and separate toilet. Outside has a paved rear garden and to the front and side is a brick paved own drive providing parking for several cars and potential for a single or double story extension stpp. Bus route links are available for Northolt station (central line for London), Ealing, Southall, Uxbridge, Heathrow & Hayes Town (Hayes & Harlington Elizabeth line underground station - Paddington within 20 minutes). The A40 London is also within just a few minutes drive. Viewing Highly recommended!

**£570,000**

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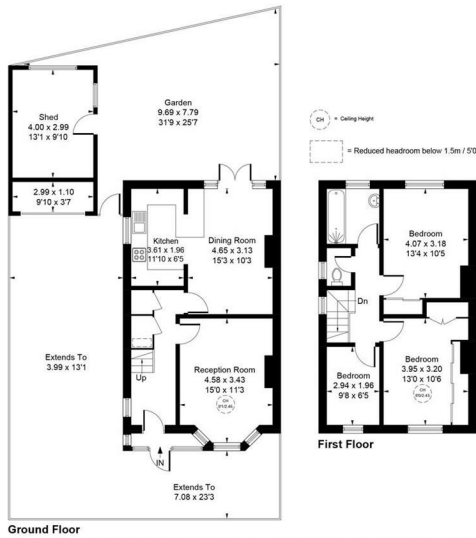
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Approximate Gross Internal Area = 95.43 sq m / 1027 sq ft  
 Outbuilding = 15.75 sq m / 170 sq ft  
 Total = 111.18 sq m / 1197 sq ft



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>78</p>

**England & Wales**

EU Directive  
2002/91/EC





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