



### Down Close, Northolt, UB5 6NS

WE STRONGLY RECOMMEND YOUR EARLIEST VIEWING FOR THIS 3 DOUBLE BEDROOM FAMILY HOUSE. Presented in excellent condition and benefitting from a modern re-fitted kitchen, and bathroom + plumbed shower and screen, lounge plus separate dining room, loft space suitable for conversion stpp, own driveway parking 2 cars and a low maintenance rear garden accessed by a side gate with a concrete patio, artificial lawn, 2 brick storage sheds and a detached office/summer house.

The property is located in this much sought after residential area close to St Raphael's Catholic Primary School, local shopping parade and transport links for Northolt station, access to the A40 London, Uxbridge, Hayes Town (Hayes & Harlington Elizabeth line station) and Heathrow Airport.

**Asking Price £529,950**

**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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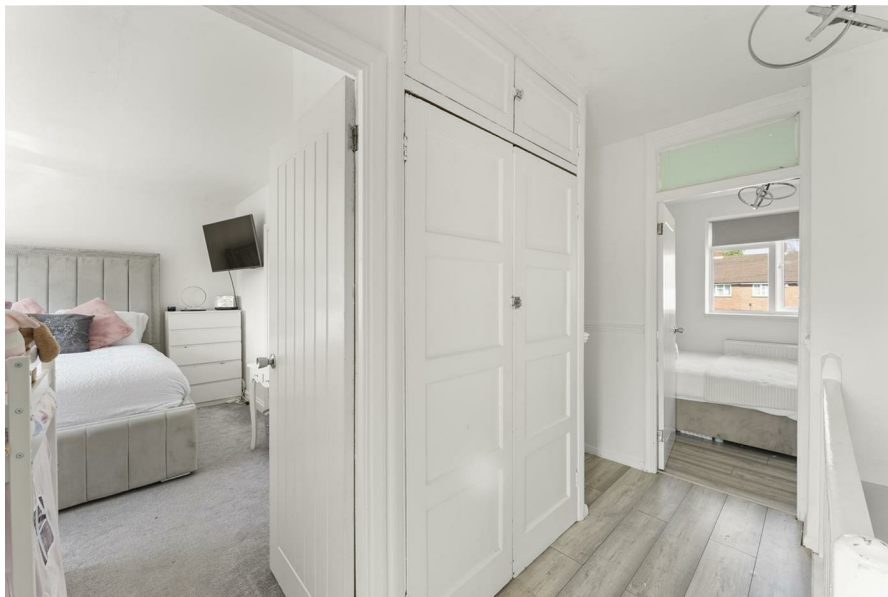
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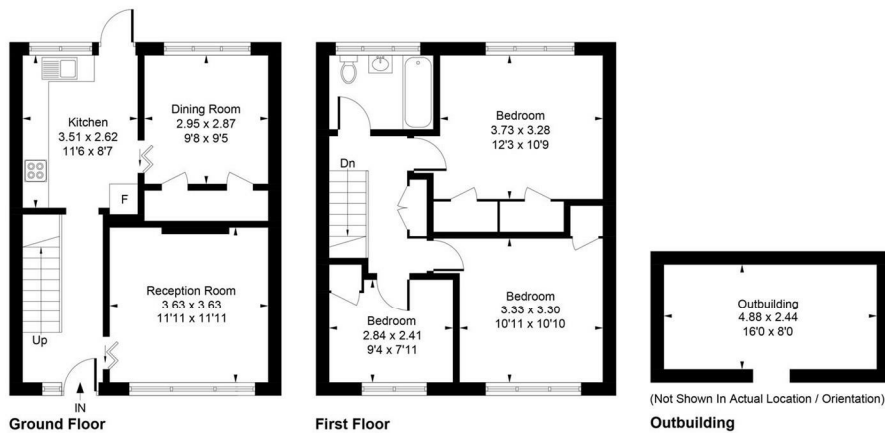




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Approximate Gross Internal Area = 90.55 sq m / 975 sq ft  
 Outbuilding = 12.00 sq m / 129 sq ft  
 Total = 102.55 sq m / 1104 sq ft




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><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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