

Rolfe East



Bryant Road, UB5

Asking Price £525,000

- Potential to extend to the side S.T.P.P
- Off-street parking
- Semi-Detached house
- 2 Bath/Shower Rooms
- Quiet residential area
- Easy access to public transport

289 Northfield Avenue, Ealing, W5 4XB
020 8579 1111

northfields@rolfe-east.com
<https://www.rolfe-east.com/>

Nestled in the charming area of Northolt, this extended 3 bedroom house presents an excellent opportunity to create a comfortable family home. The location offers a peaceful residential environment while remaining conveniently close to local amenities.

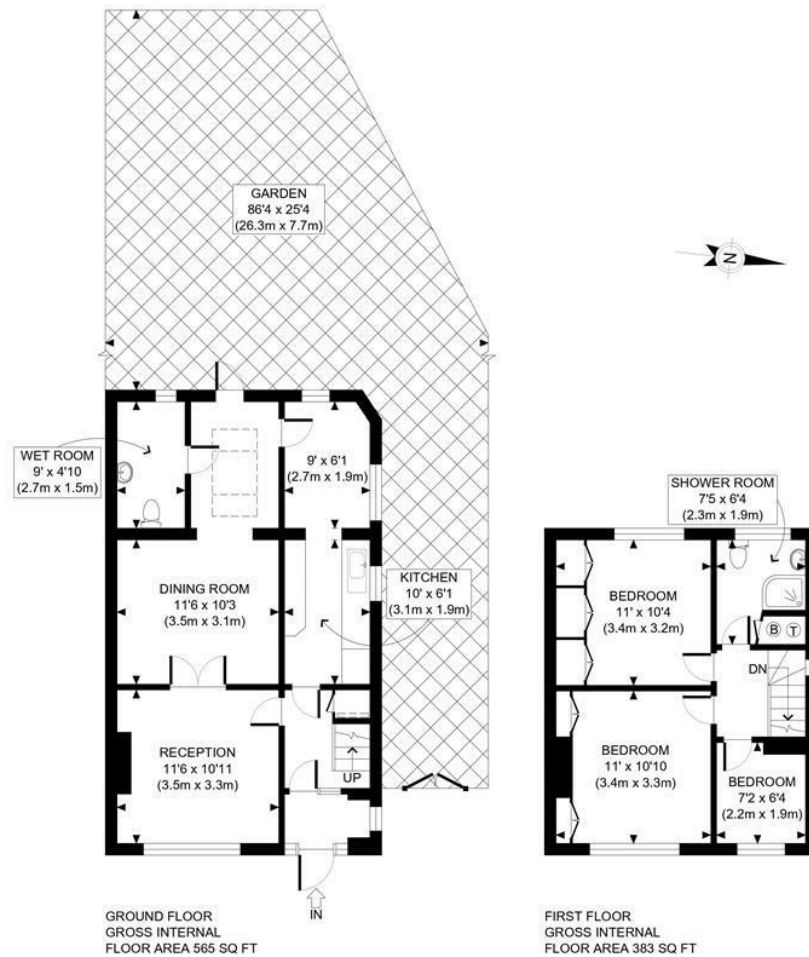
The house itself is in need of modernisation, leaving lots of possibilities for the next owner to personalise this residence to their own taste, as this property invites you to create your own unique living space. With is enhanced with a potential to extend the property to the side (Subject to planning permission from the local authority). Whether you envision a modern update or prefer to maintain its classic charm, the possibilities are endless.

3 2 2 D

Council Tax Band: D







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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

Viewings

Viewings by arrangement only.
Call 020 8579 1111 to make an appointment.

EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	