



LAWRENCE RAND

Belvue Road, Northolt

Guide Price **£625,000**

KEY FEATURES:

- Potential to Extend to the Side, Rear and Loft (STPP)
- Two Reception Rooms
- Own Drive to Garage
- Large rear garden
- Off Street Parking
- Walking Distance to Northolt Station

This charming property offers excellent potential to extend to the side, rear, and loft (STPP), making it an exciting opportunity for those looking to create their ideal family home. The accommodation includes two spacious reception rooms, a driveway leading to the garage, and off-street parking. To the rear, a large garden provides the perfect outdoor space for relaxing or entertaining. Conveniently located within walking distance of Northolt Station, the home is well placed for both commuters and families alike.



Verified Material Information:

Energy Performance rating: D

Council tax band: E

Local Authority: London Borough of Ealing

Electricity supply: Mains, Water supply: Mains water,
Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,
Three - Excellent, EE - Excellent

Disclaimer:

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.





Belvue Road, Northolt, UB5

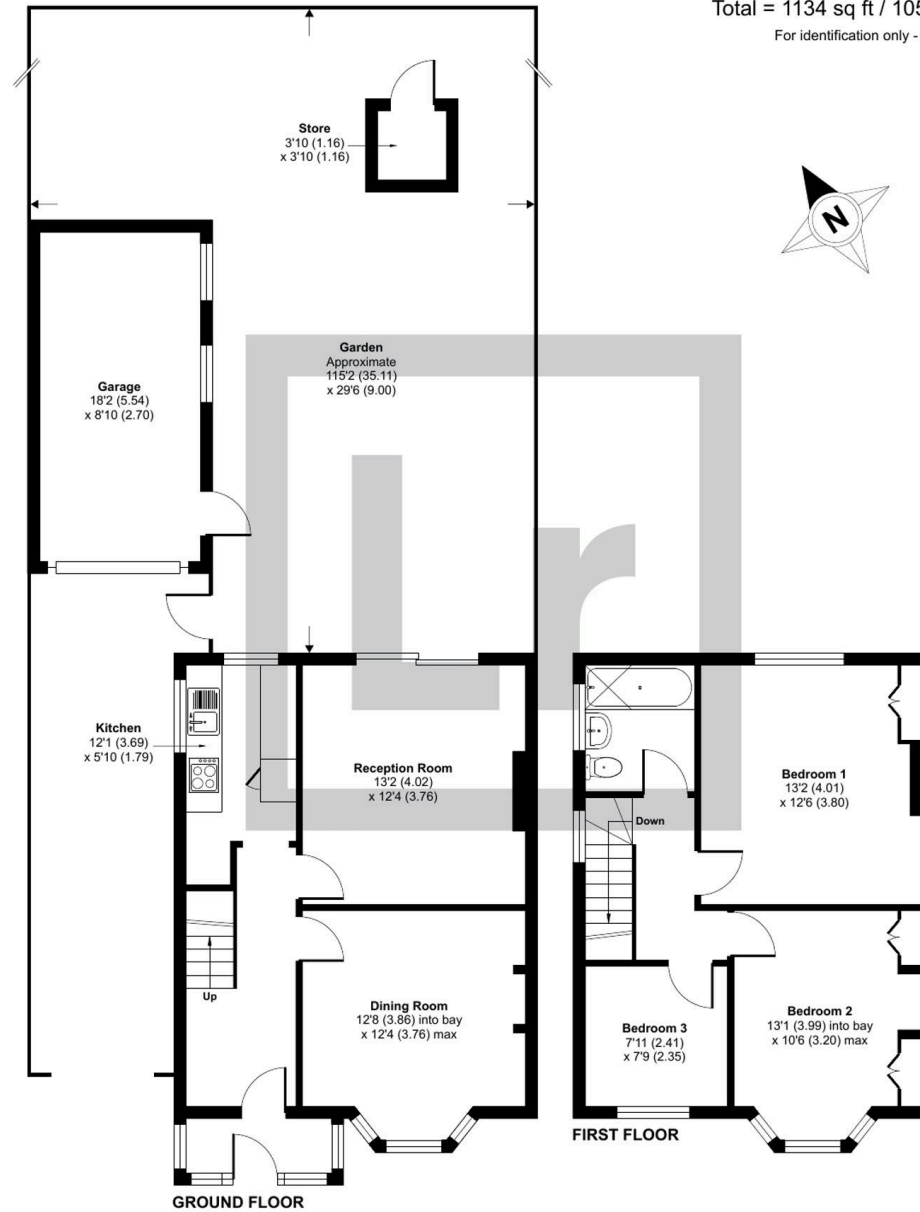
Approximate Area = 959 sq ft / 89 sq m

Garage = 161 sq ft / 14.9 sq m

Outbuilding = 14 sq ft / 1.3 sq m

Total = 1134 sq ft / 105.2 sq m

For identification only - Not to scale





Lawrence Rand

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