

Kingshill Avenue

Northolt • Middlesex • UB5 6PA

Offers In Excess Of: £525,000



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est 1986

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A three bedroom semi detached house situated on Kingshill Avenue, a sought after residential road in Northolt offering easy access to a number of local amenities on Yeading Lane and Kingshill Avenue with its variety of shops and bus/road links, a number of highly regarded schools and road links with the M4/M25 and the A40 all within a short drive. The ground floor comprises porch, entrance hall, 15ft living room, 15ft living room and 11ft kitchen. To the first floor there is a 13ft main bedroom with en-suite bathroom, 13ft second bedroom with fitted wardrobes, 9ft third bedroom and family shower room. Outside there is off street parking and private rear garden.

Three bedroom house

Semi detached

Sought after location

Immaculate throughout

15ft living room

11ft kitchen

13ft main bedroom with en-suite

13ft second bedroom

Private rear garden

Off street parking

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

A spacious three bedroom semi detached house situated on a popular residential road in Northolt that has been extended and modernised by the current owners. The ground floor comprises porch, entrance hall, 15ft living room, 15ft living room and 11ft kitchen. To the first floor there is a 13ft main bedroom with ensuite bathroom, 13ft second bedroom with fitted wardrobes, 9ft third bedroom and family shower room.

Outside

The front of the property has been paved throughout creating off street parking for multiple vehicles whilst the private rear garden is paved throughout.

Location

Kingshill Avenue is a sought after residential road in Northolt offering easy access to a number of local amenities including Yeading Lane and Kingshill Avenue with its variety of shops and bus/road links, a number of highly regarded schools including Hayes Park and road links with the M4/M25 and the A40 all within a short drive.





Schools:

Downe Manor Primary School 0.2 miles
St Raphael's Catholic Primary School 0.2 miles
Barnhill Community High School 0.5 miles



Train:

South Ruislip Station 1.6 miles
Ruislip Gardens Station 1.8 miles
Northolt Station 2.0 miles



Car:

M4, A40, M25, M40



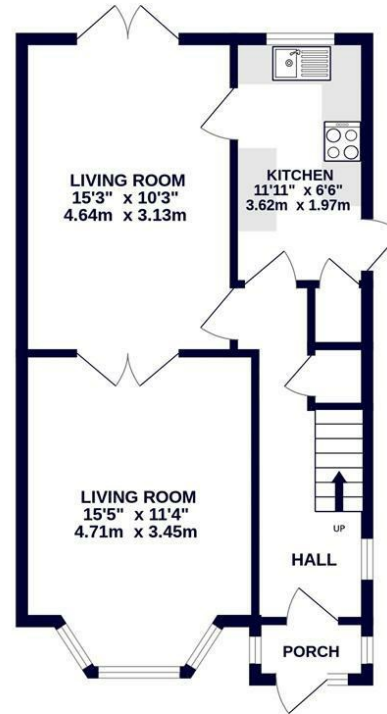
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



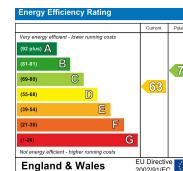
TOTAL FLOOR AREA : 977 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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