

Bournemead Avenue

Northolt • Middlesex • UB5 6PU

Guide Price: £700,000



coopers
est 1986

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A spectacular five bedroom semi detached house situated on Bournemead Avenue, 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 and road links with the M4/M25 and the A40 all within a short drive. The ground floor of the property comprises porch and spacious hallway with doors leading to the 14ft living room, 15ft kitchen/breakfast room, 16ft dining room, utility room that benefits from underfloor heating, new boiler system and W/C. To the second floor is the 15ft main bedroom with fitted wardrobes, 12ft second bedroom, 9ft fifth bedroom and family bathroom. The loft has been converted to create the 15ft third bedroom, 16ft fourth bedroom and shower room. Outside there is off street parking and private rear garden.

Five bedroom house

Semi detached

Immaculate throughout

Sought after location

15ft kitchen/breakfast room

16ft dining room

14ft living room

Utility room

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

An immaculately presented five bedroom semi detached house that has been updated and extended by the current owners. The ground floor of the property comprises porch and spacious hallway with doors leading to the 14ft living room, 15ft kitchen/breakfast room, 16ft dining room, utility room that benefits from underfloor heating, new boiler system and W/C. To the second floor is the 15ft main bedroom with fitted wardrobes, 12ft second bedroom, 9ft fifth bedroom and family bathroom. The loft has been converted to create the 15ft third bedroom, 16ft fourth bedroom and shower room.

Outside

The front of the property has been paved throughout creating off street parking whilst the private rear garden is mainly laid to lawn with access to a 11ft garden workshop and store.

Location

Bournemead 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 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)



OUTBUILDING:
195 sq.ft. (18.2 sq.m.) approx.



GROUND FLOOR:
757 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR:
472 sq.ft. (43.8 sq.m.) approx.



2ND FLOOR:
386 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1811 sq.ft. (168.2 sq.m.) approx.

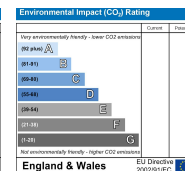
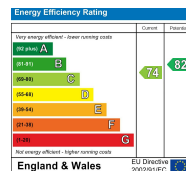
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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