

the floorplan...



0208 842 4008  
brian-cox.co.uk

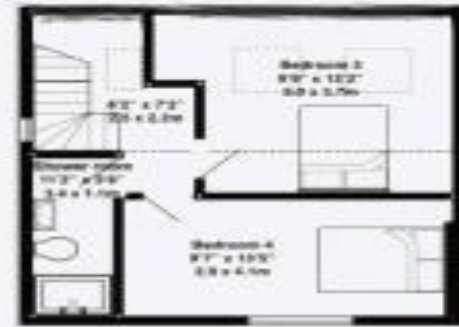


Boasting four bedrooms and three bathrooms this magnificent home is ideal for the large or growing family looking for extra space. Situated walking distance to Northolt Station and easy access off the A40, it offers an abundance of space, a flexible floorplan and a lovely rear garden. The property has recently been renovated to a very high standard and also offers a large outbuilding. Other benefits include off street parking and gas central heating. Call early to avoid disappointment.



Offers in Excess of  
£650,000

Islip Manor Road, Northolt UB5 5EA



All measurements are approximate and for display purposes only

Total Area: 1214 Sq. Ft / 111.4 m2

Garden  
11.4m x 6.9m



Total area Summer House 303 Sq. Ft / 27.8 m2

Islip Manor Road, UB5

more details from...

call: Brian Cox Northolt: 0208 842 4008

email: Jeff.Osullivan@brian-cox.co.uk

web: www.brian-cox.co.uk



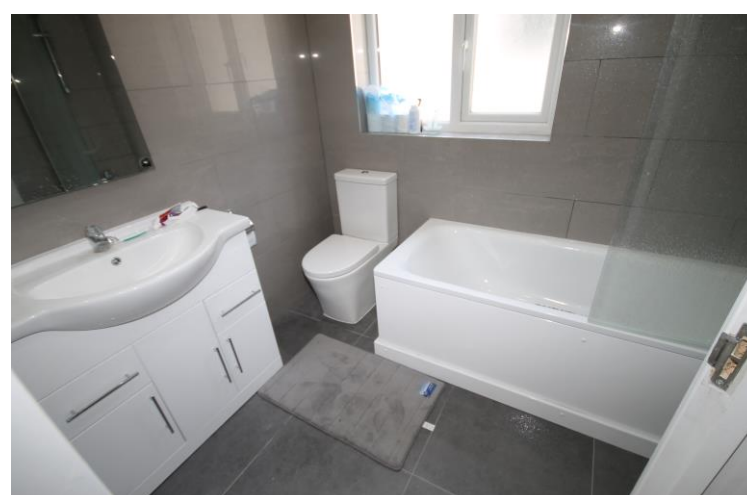
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.





## in brief...

- Four Bedrooms
- Chain Free
- Stunning Condition
- Large Outbuilding
- Off street Parking
- Short Walk to Northolt Station



## the location...

### nearest stations ...

Northolt (0.3 miles)  
South Ruislip (1.3 miles)  
Northolt Park (0.8 miles)

Northolt is a town located in North West London and lies within zone 5 on the Central Line. There is good access to the West End of London and popular high street shops and restaurants in Ruislip which make the area a good choice for young professionals and families alike.

There are two stations in the area which are Northolt Central Line Tube Station (31 minutes to Tottenham Court Road) and Northolt Park Overground Station. Northolt Park is a Network Rail station served by Chiltern Railways (21 minutes to Marylebone Station).

There are also a number of local bus routes offering access to Heathrow, Ealing, Ruislip, Greenford and numerous other locations. If you travel by road, the A40 is within easy reach with access to both the city and the Home Counties.