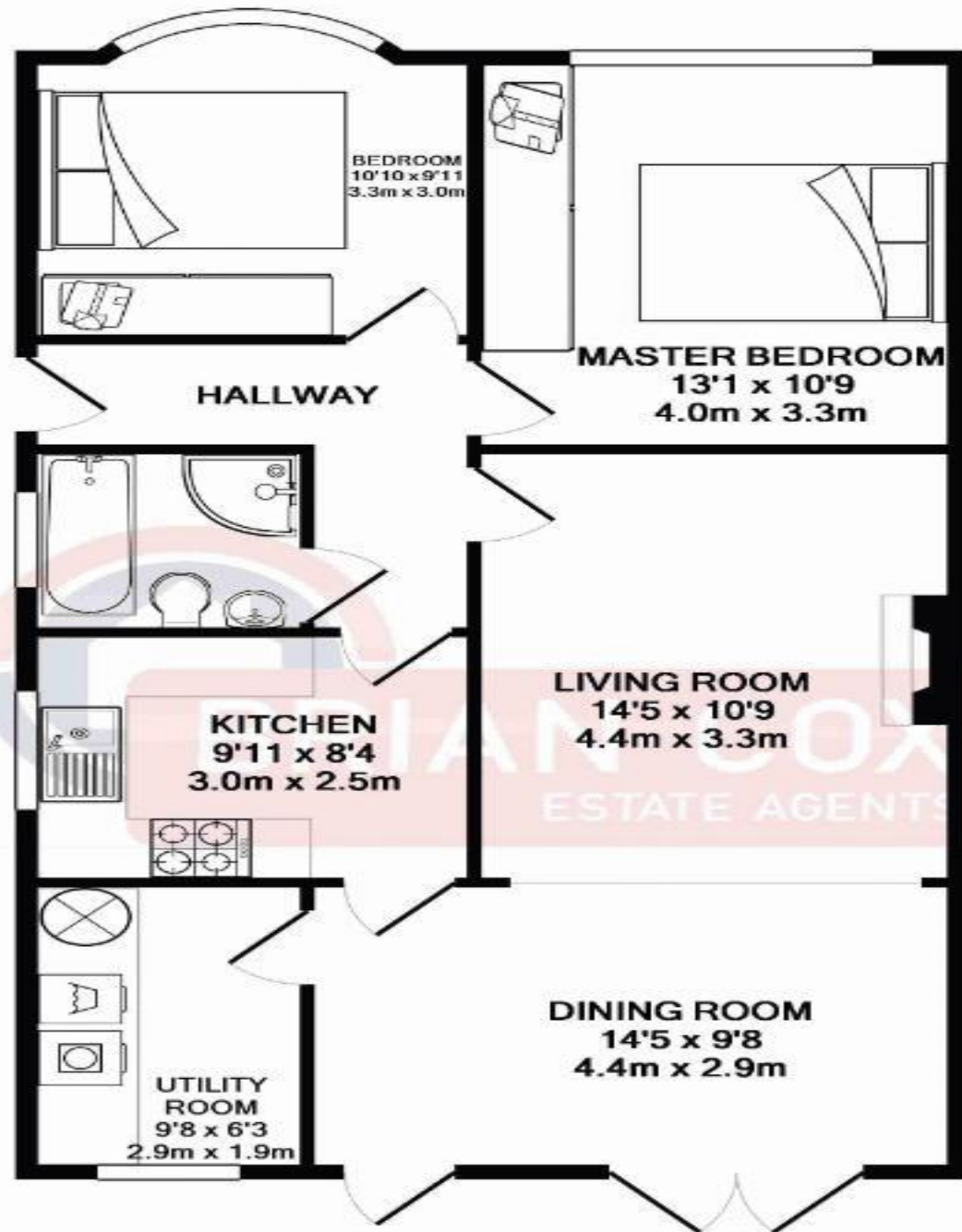


the floorplan...



TOTAL APPROX. FLOOR AREA 774 SQ.FT. (71.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

more details from...

call: [Brian Cox Northolt: 0208 842 4008](tel:02088424008)

email: jeff.osullivan@brian-cox.co.uk

web: www.brian-cox.co.uk



0208 842 4008
brian-cox.co.uk



BEAUTIFULLY PRESENTED - LANDSCAPED REAR GARDEN - EXTENSION POTENTIAL (STPP) - Brian Cox are delighted to offer for sale this two bedroom semi-detached bungalow with garage via own drive. The property benefits include located in a quiet cul-de-sac location, summer house, modern fitted kitchen and two double bedrooms. Viewings are highly recommended, call early to avoid disappointment.



£525,000
Freehold

Dukes Avenue, Northolt UB5 5DA

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...

- Two Double Bedrooms
- Garage on Drive
- Extended
- Modern Fitted Kitchen
- Separate Utility Room/Potential Guest Bedroom
- Potential to Extend (STPP)



the location...

nearest stations ...

Northolt (0.6 miles)

South Ruislip (1.1 miles)

Northolt Park (1.2 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 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.