

the floorplan...

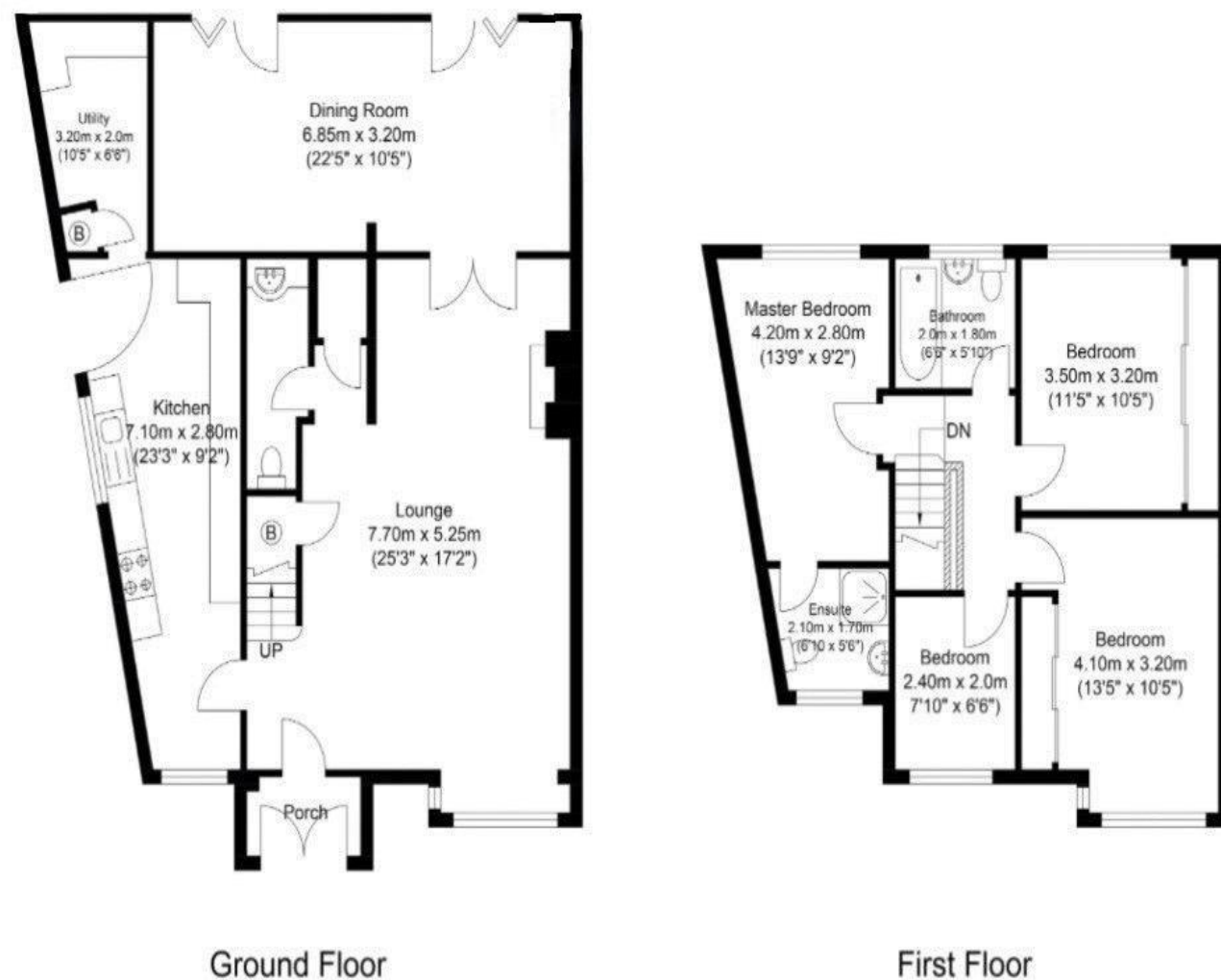


Illustration for identification purposes only, measurements are approximate, not to scale.

more details from...

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A rare opportunity to purchase this spacious four bedroom semi detached house located on one of Northolt's most sought after roads. This family home has been heavily extended to the side and rear to create an abundance of space with two bathrooms and a downstairs WC. This property must be viewed to appreciate the size and condition. Call now so you do not miss out.



Guide Price £645,000  
Freehold

Mandeville Road, Northolt UB5 4LY

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...

- Heavily Extended
- Large Rear Garden
- Off Street Parking
- En-Suite to Master Bedroom
- Short Walk to Northolt Station and Northolt Park Station
- Downstairs WC



## the location...

### nearest stations ...

Northolt (0.2 miles)  
Northolt Park (0.5 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.

