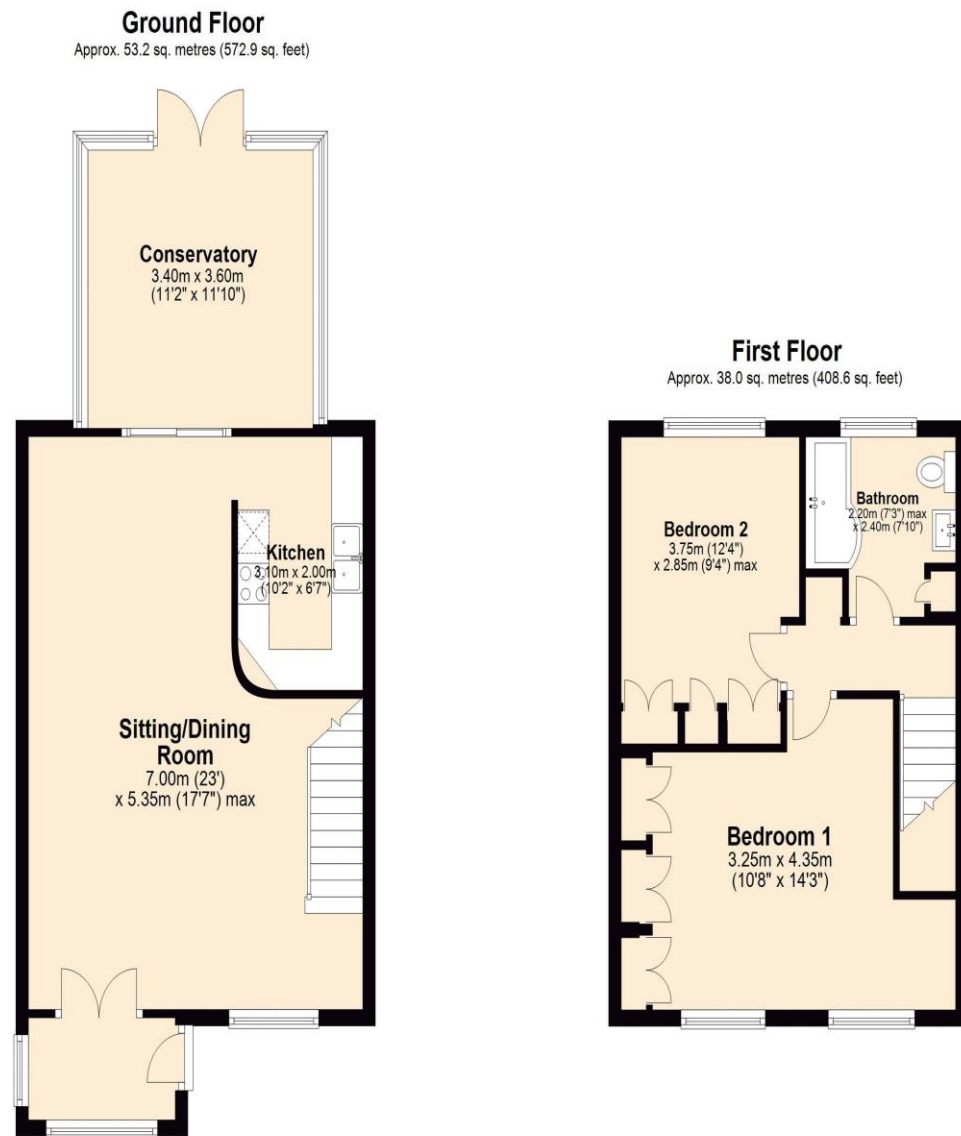


Wood End Lane Northolt UB5 4JJ

Price Guide: £480,000



Total area: approx. 91.2 sq. metres (981.5 sq. feet)

This plan is for illustration purposes only and should be used as such by any prospective purchaser. 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.

Plan produced using PlanUp.

Freehold
Borough of Ealing
Council Tax Band D
Council Tax £1,841 per annum
EPC =D

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Bennett Holmes are delighted to offer this two double bedroom detached family home situated within walking distance to Northolt Parks Chiltern Railway Line Station, local shops including South Harrow's Asda supermarket and nearby schools. Also within 0.7 miles is Northolt's Central Line Station. Other benefits include off street parking, double glazing, gas central heating, a double glazed conservatory and the property is offered to the market with the added advantage of no upper chain.



- DETACHED FAMILY HOME
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZED CONSERVATORY
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- OFF STREET PARKING FOR TWO CARS
- GARAGE VIA SHARED DRIVE
- NO UPPER CHAIN

**Wood End Lane
Northolt
UB5 4JJ**

Price Guide: £480,000



Accommodation

The double glazed front door opens to the entrance lobby with double aspect double glazed windows and double doors to the lounge/diner. There is a spacious 'L' shaped lounge /diner with front aspect window, tiled flooring with underfloor heating, sliding double glazed doors to the conservatory and arch to the kitchen. The fitted kitchen has a range of base and eye level units, an electric cooker point, plumbing for a washing machine and vented for a dryer. There is also a wall mounted combination boiler. The double glazed conservatory also has tiled flooring with underfloor heating and double glazed doors to the garden. To the first floor there are two double bedrooms both with a range of fitted wardrobes and a family bathroom which comprises a panel enclosed bath with shower attachment and separate shower unit, low level w.c. and wash hand basin. Outside there is off street parking to the front for 2 cars, a garage accessed via shared drive and a rear garden which tapers to a point.

