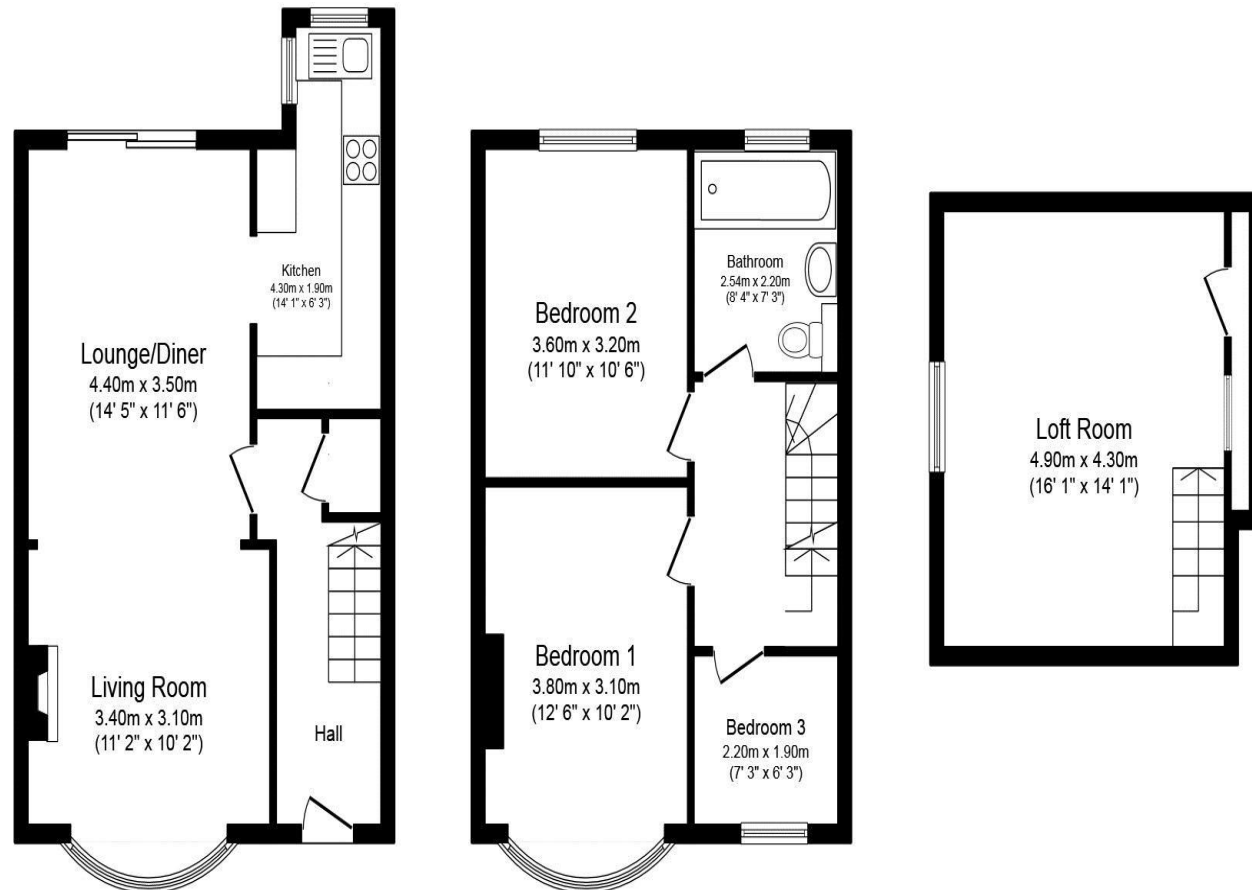


Briar Crescent Northolt UB5 4NB

Price Guide: £550,000



Ground Floor

First Floor

Loft Floor

Total floor area 108.4 sq.m. (1,167 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

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

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 pleased to present this well presented, loft extended 3/4 bedroom house. The property is situated on a popular residential road in Northolt and is within 0.2 miles to Northolt's main shopping and transport facilities to include the Central Line Station. Local schools are also nearby. Other benefits include front and rear gardens, through lounge and a modern kitchen and bathroom. The property is offered to the market with the added advantage of no upper chain.



- MID TERRACED FAMILY HOME
- 3/4 BEDROOM
- LOFT CONVERTED
- MODERN FITTED KITCHEN
- MODERN BATHROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- GOOD DECORATIVE ORDER THROUGHOUT
- NO UPPER CHAIN

**Briar Crescent
Northolt
UB5 4NB**

Price Guide: £550,000



Accommodation

Accommodation comprises of entrance hallway leading to the through lounge with bay windows to the front and sliding doors to the garden. Off the lounge is a modern, newly fitted kitchen with base and eye level units, single drainer sink, integral washer/dryer, dishwasher, gas hob with over head extractor hood, fridge/freezer and splashback tiling. To the first floor there are three bedrooms each with fitted wardrobes, staircase to the second floor and fully tiled bathroom with tiled panel enclosed bath, vanity hand wash basin, integral WC and underfloor heating. The second floor comprises of loft room for multiple uses. Outside there is a private mainly laid to lawn rear garden with patio area, scrub borders, single garage access via the gated rear service road and paved garden and street parking to the front.

