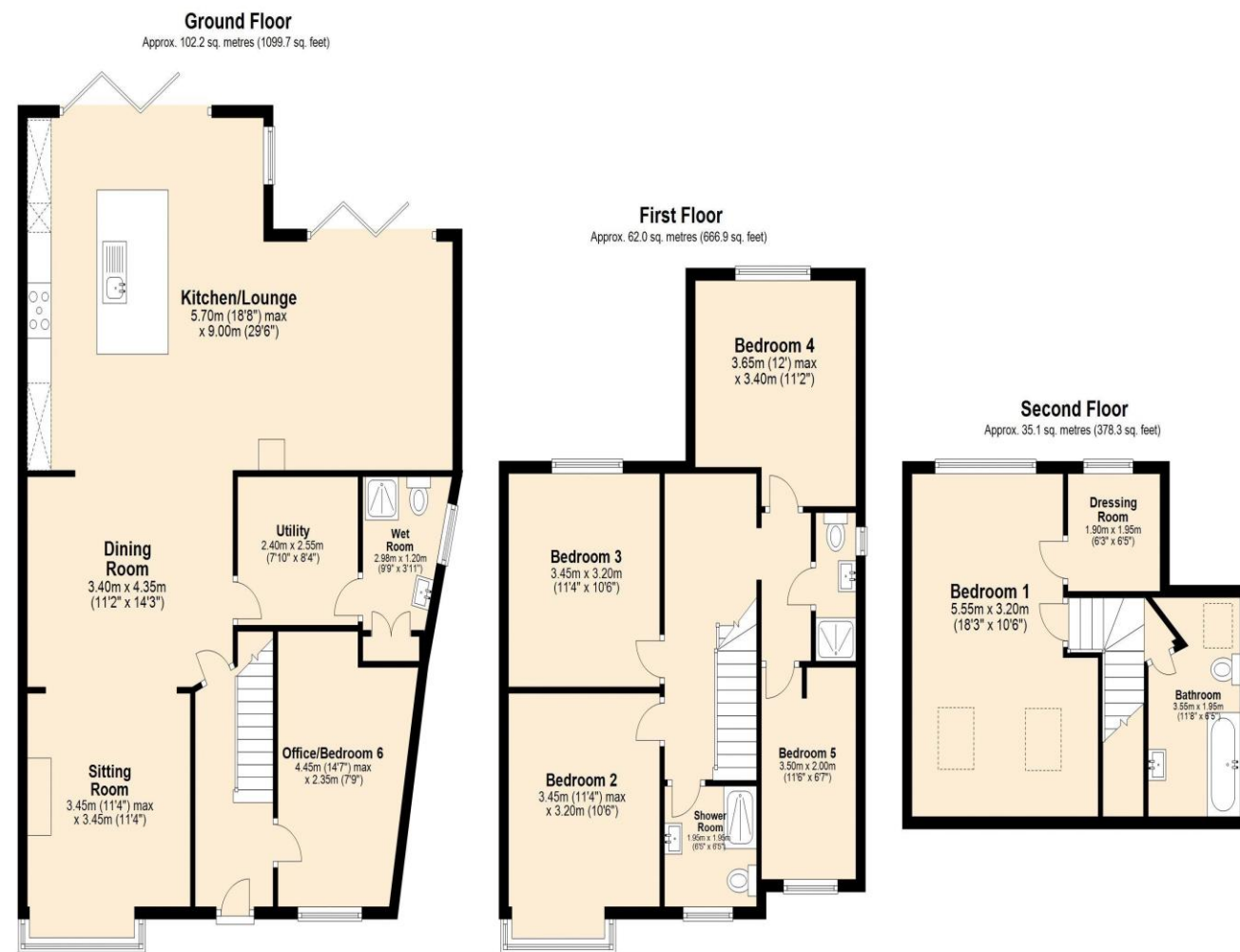


Wood End Lane Northolt UB5 4JL

Price Guide: £850,000



Total area: approx. 199.3 sq. metres (2144.9 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.

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 £1,948 per annum
EPC =C

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 exceptional, heavily extended end of terraced family home. The property has been extended to the side, rear and to the loft and offers 5/6 bedrooms, 4 bathrooms a utility room, spacious open plan living accommodation to the ground floor including a modern fitted kitchen with integrated appliances and an island. The property benefits from double glazing, gas central heating, underfloor heating to the ground floor, CCTV security system, off street parking for 3 cars and a double garage accessed via a rear service road. An internal inspection is highly recommended.



- END OF TERRACED FAMILY HOME
- 5/6 BEDROOMS
- HEAVILY EXTENDED ACCOMMODATION
- FOUR BATHROOMS
- UTILITY ROOM
- OFFICE / BEDROOM 6
- OFF STREET PARKING
- DOUBLE GARAGE AT REAR

**Wood End Lane
Northolt
UB5 4JL**

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Accommodation

Accommodation briefly comprises an entrance hall with doors to the office/ 6th bedroom, the main open plan living accommodation and stairs to the first floor landing. To the front there is a sitting room which is open to the dining area and this leads to the large 'L' shaped modern fitted kitchen/lounge. The kitchen includes an island, two built in electric ovens, a built-in microwave, a fitted halogen hob with extractor hood, an integrated fridge, freezer and dishwasher. Both the kitchen area and lounge have bi-folding doors to the garden. There is also a utility room and wet room which completes the ground floor accommodation. To the first floor there are four bedrooms and two shower rooms and to the second floor there is the main bedroom with a walk in dressing room and a modern bathroom. Outside there is off street parking for 3 cars, a rear garden measuring approximately 60' which is mainly lawn and a double garage accessed via the rear service road.

