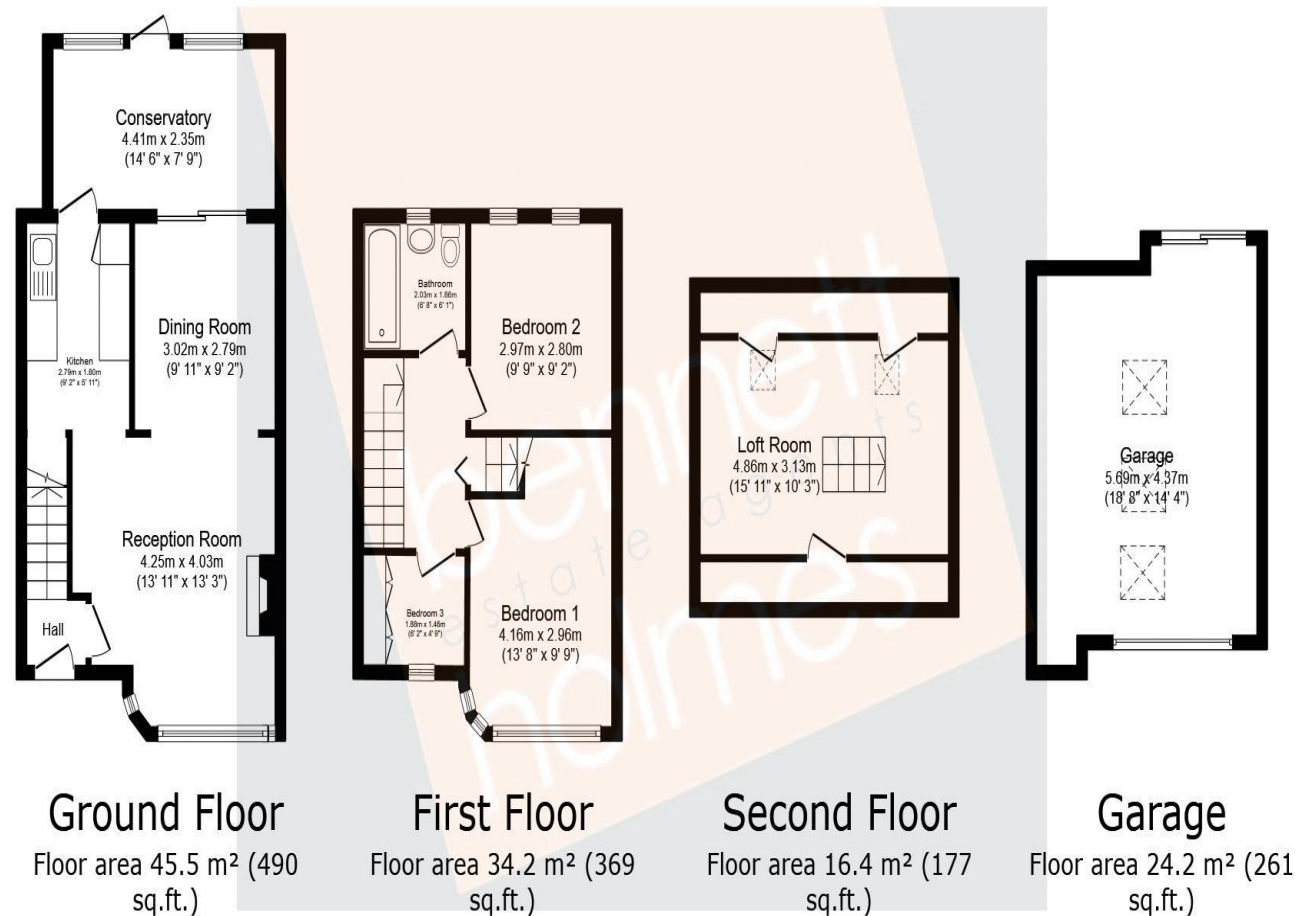


## Girton Road Northolt UB5 4ST

Price Guide: Guide Price £480,000



TOTAL: 120.4 m<sup>2</sup> (1,296 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto: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.

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Bennett Holmes are pleased to offer this two/three bedroom extended mid terraced family home situated in a quiet, residential location in Northolt. The property is within easy reach of the shopping facilities in Oldfields Circus, local bus links, the Northolt Central Line Station and neighbouring schools. Other benefits include off street parking, double glazing and gas central heating, a conservatory, loft room and a double garage access via rear service road. The property also has the added advantage of no upper chain.

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- MID TERRACED FAMILY HOME
- TWO / THREE BEDROOMS
- EXTENDED
- LOFT ROOM
- CONSERVATORY
- OFF STREET PARKING
- DOUBLE GARAGE VIA REAR
- NO UPPER CHAIN

**Girton Road  
Northolt  
UB5 4ST**

**Price Guide:** Guide Price £480,000



## Accommodation

The accommodation briefly comprises an entrance lobby with stairs to the first floor and a door to the lounge. The lounge with solid wood flooring has a doorway to the kitchen and is open to the dining room with sliding patio doors to the conservatory. The kitchen has base and eye level units, an understairs cupboard, a gas cooker point and a door to the conservatory which has plumbing for a washing machine, space for a fridge freezer and double glazed doors to the garden. To the first floor there are two double bedrooms with the main bedroom having fitted wardrobes and a third bedroom/nursery/walk in wardrobe with wall mounted boiler. There is a family bathroom which comprises a panel enclosed bath with mixer tap and shower attachment, wash hand basin and low level w.c. Alternating tread stairs lead to the loft room which has two Velux windows and laminated wooden flooring. Outside there is off street parking to the front, a rear garden measuring approximately 50' and a double garage accessed via a rear service road.

