

## The Heights Northolt UB5 4BS

Price Guide: £540,000



Total area: approx. 109.7 sq. metres (1180.9 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.

Freehold  
Borough of Harrow  
Council Tax Band D  
Council Tax £2,286 per annum  
EPC =E

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.



Bennett Holmes are pleased to offer this three bedroom extended semi detached family home situated in a residential road on the borders of South Harrow and Northolt. The property is within walking distance to local shops and is 0.8 miles to Northolt's Central Line tube, 0.5 miles to Northolt Park's Chiltern Railway Line Station and within a mile is South Harrow's High Street with its many shops and the South Harrow Piccadilly Line Station. There is also a Super Loop Bus service at the end of the road. Other benefits include double glazed windows, gas central heating, downstairs w.c., utility room, off street parking and NO UPPER CHAIN



- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- EXTENDED ACCOMMODATION
- THREE RECEPTION ROOMS
- DOWNSTAIRS W.C.
- UTILITY ROOM
- OFF STREET PARKING
- NO UPPER CHAIN

## The Heights Northolt UB5 4BS

Price Guide: £540,000



### Accommodation

The accommodation briefly comprises a front door to the entrance hall with solid wood flooring, stairs to first floor and doors to reception rooms 1 and 2, both also with solid wood flooring, as well as the kitchen. The kitchen and second reception room lead to the extended reception 3 which has access to the rear garden, the downstairs w.c. and the utility room. The kitchen has a range of base and eye level units and a built in electric oven with fitted gas hob and extractor hood. The utility room has plumbing for the washing machine. To the first floor are three bedrooms, the family bathroom which comprises a panel enclosed bath with mixer tap with shower attachment and a wash hand basin. There is also a separate w.c. Outside there is off street parking to the front, a shared driveway and a rear garden measuring approximately 50'.

