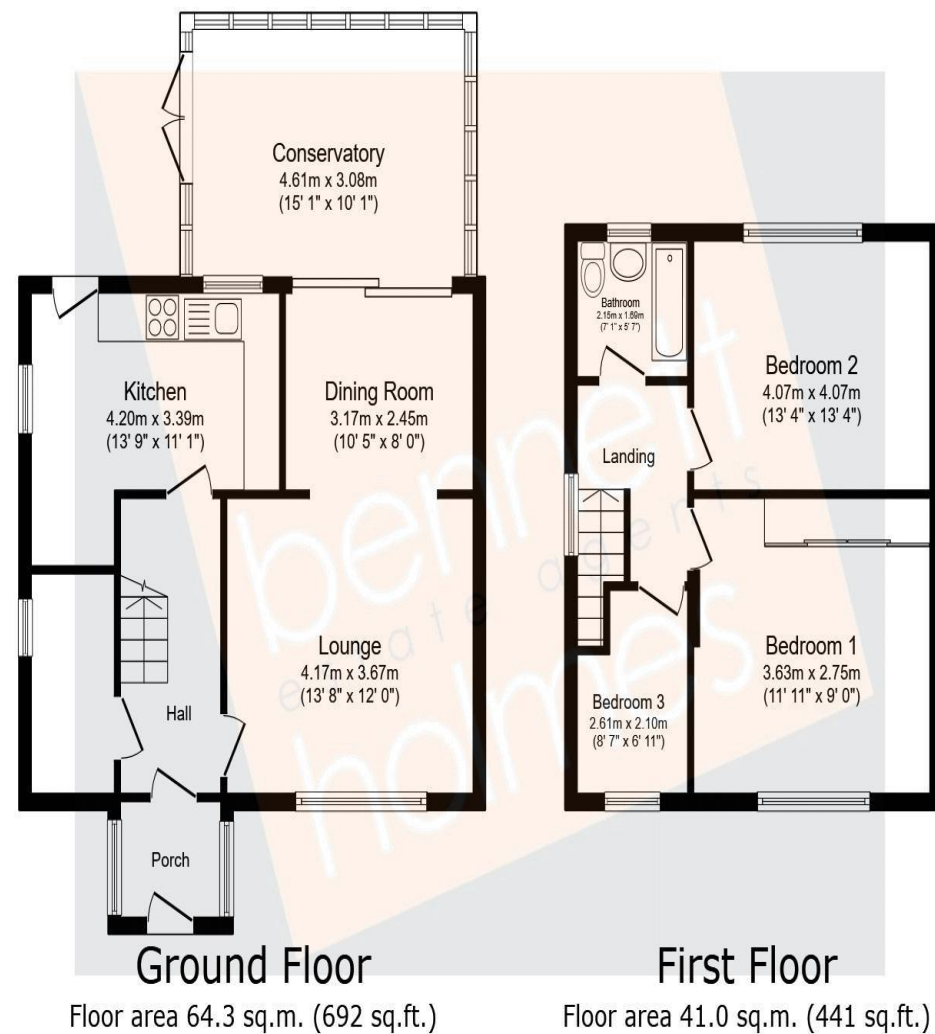


## Newnham Close Northolt UB5 4LH

Price Guide: £450,000



TOTAL: 105.3 sq.m. (1,133 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

NORTHOLT OFFICE

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BSIF CONSTRUCTION

Freehold

London Borough of Ealing

Council tax band D - £1,948.34

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 offer this newly refurbished, three bedroom semi detached freehold house. The property is a 'BSIF' construction, situated on a residential close near Oldfield Circus. Local transport links and schools are close by. Other benefits include a lean to extension, a through lounge, a new modern kitchen and bathroom, double glazed windows, gas central heating, front and rear gardens, potential to extend STPP and no upper chain.



- BSIF CONSTRUCTION
- THREE BEDROOMS
- SEMI DETACHED
- RECENTLY RENOVATED
- NEW MODERN KITCHEN
- NEW MODERN BATHROOM
- LEAN TO EXTENSION
- NO UPPER CHAIN

**Newnham Close  
Northolt  
UB5 4LH**

**Price Guide: £450,000**



**Accommodation**

The accommodation briefly comprises a porch opening to the front door. The front door opens to the entrance hall with a door to the storage room, the through lounge and the kitchen. The through lounge has a double glazed sliding door to the lean to extension, The lean to extension has patio doors to the rear garden. The new modern kitchen is fitted with wall and base level units, a sink and drainer, an integrated 4 ring electric hob with an overhead extractor hood. There is space for an oven, fridge/ freezer and there is plumbing for a washing machine. From the kitchen there is a double glazed door to the rear garden. Stairs lead to the first floor landing with doors to three bedrooms and the new modern bathroom. There are two double bedrooms and one single bedroom. The new bathroom has a white three piece suite; hand wash basin, bath and WC. With new part tiled walls and flooring. Outside the property are front and rear gardens.

