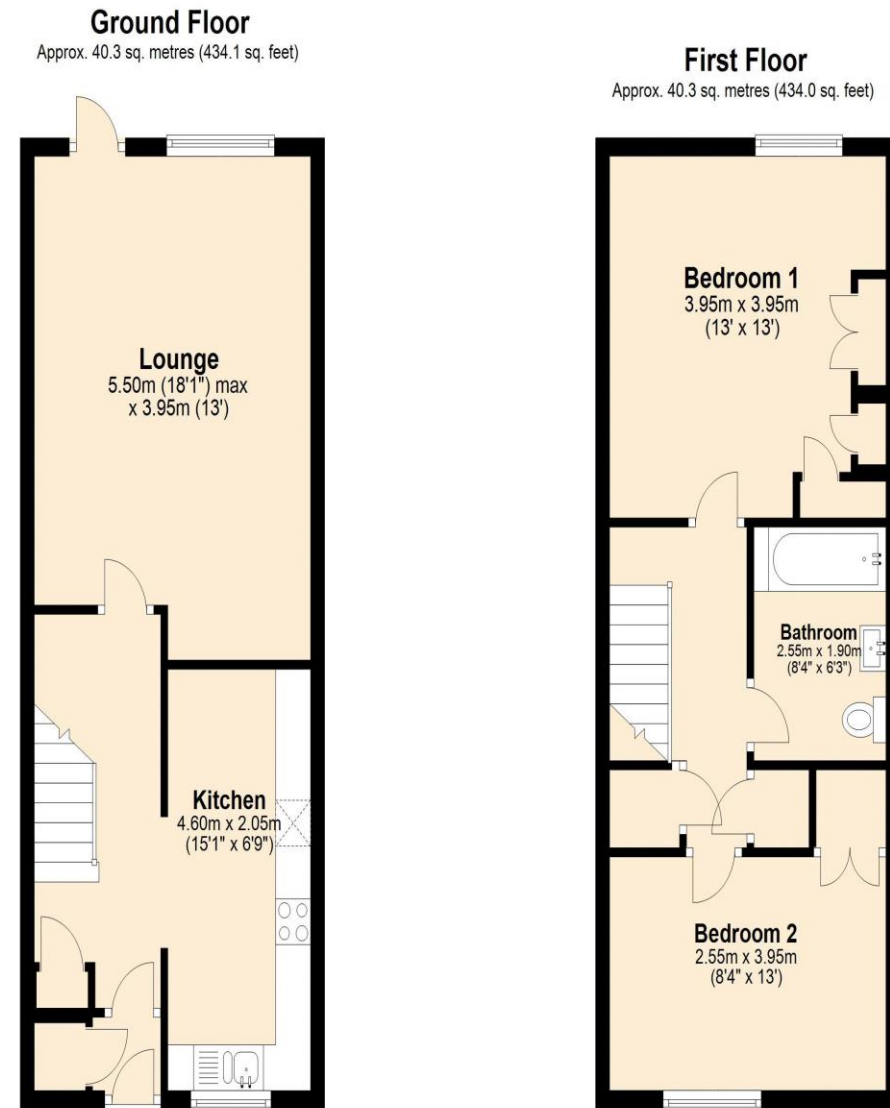


## Lancaster Road Northolt UB5 4TF

Price Guide: Guide Price £435,000



Total area: approx. 80.7 sq. metres (868.1 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  
London Borough of Ealing  
Council tax band D - £1,948.34  
EPC =C

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 well presented, two double bedroom mid terrace house. The property is situated in a quiet, residential location in Northolt. Within 0.7 miles is Northolt's main shopping and transport facilities to include the Central Line Tube Station. Benefits include a modern fitted kitchen, a modern bathroom, front and rear gardens, gas central heating, double glazed windows and no upper chain.



- TWO DOUBLE BEDROOMS
- MID TERRACE HOUSE
- MODERN FITTED KITCHEN
- FRONT AND REAR GARDENS
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- 0.7 MILES TO NORTHOLT TUBE
- NO UPPER CHAIN

**Lancaster Road  
Northolt  
UB5 4TF**

**Price Guide:** Guide Price £435,000



**Accommodation**

The accommodation briefly comprises a front door to the entrance hall with an arch to the kitchen and the lounge. The modern kitchen is fitted with wall and base level units, a sink, an integrated 4 ring gas hob with an overhead extractor hood, an integrated microwave and electric oven. There is plumbing for a washer/ dryer, dishwasher and there is space for a fridge/ freezer. The lounge has a patio door to the rear garden.

Stairs lead to the first floor landing with doors to two double bedrooms and the bathroom.

Outside the property are front and rear gardens.

