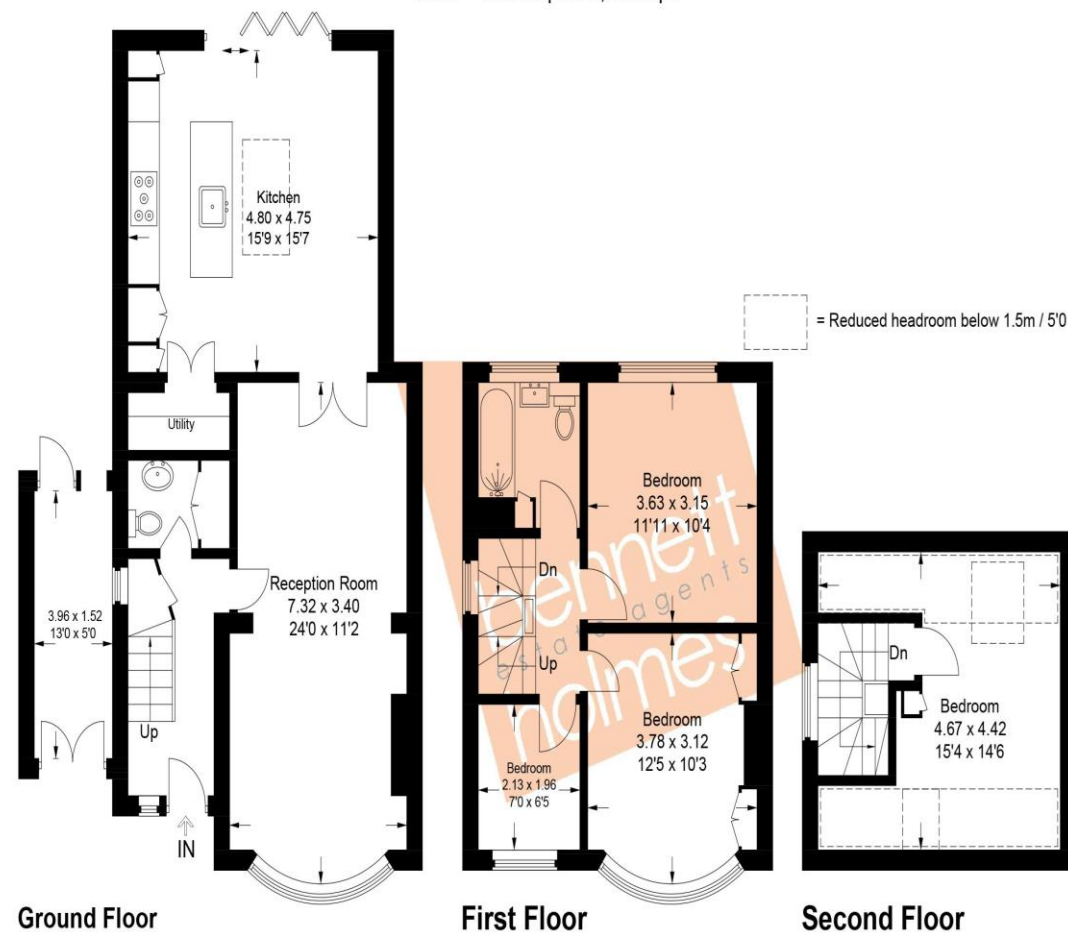


Ribblesdale Avenue Northolt UB5 4NQ

Price Guide: £625,000

Ribblesdale Avenue

Approximate Gross Internal Area
 Ground Floor = 60.2 sq m / 648 sq ft
 First Floor = 37.8 sq m / 407 sq ft
 Second Floor = 20.5 sq m / 221 sq ft
 Outbuilding = 6.2 sq m / 67 sq ft
 Total = 124.7 sq m / 1,343 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Freehold
 London Borough of Ealing
 Council tax band E - £2,381.31
 EPC =C

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

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 beautifully presented, extended, three bedroom end of terraced house with a loft room situated in a quiet residential location in Northolt. The property is situated within 0.4 miles to Northolt's main shopping and transport facilities to include the Central Line Station. Also within 0.5 miles to Northolt Park with its Chiltern Railway Line Station. The property is offered in excellent decorative order throughout. Other benefits include; through lounge, extended modern kitchen/ diner, downstairs W.C, modern bathroom, a loft room, gas central heating, double glazed windows and off street parking.



- THREE BEDROOMS
- END OF TERRACED
- LOFT ROOM
- EXTENDED TO THE REAR
- BEAUTIFUL CONDITION THROUGHOUT
- DOWNSTAIRS WC
- 0.5 MILES TO NORTHOLT TUBE
- OFF STREET PARKING

**Ribblesdale Avenue
Northolt
UB5 4NQ**

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Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the downstairs WC and the through lounge. The through lounge has doors to the extended open plan kitchen/ diner. The modern kitchen is fitted with wall and base level units as well as an island, a sink and drainer, an integrated four ring gas hob with an overhead extractor hood, an integrated microwave, electric oven and space for a fridge/ freezer. There are doors to the utility room and there are bi folding patio doors to the rear garden. Stairs lead to the first floor landing with doors to three bedrooms and the family bathroom. There are two double bedrooms and one single bedroom. The modern bathroom comprises a panel enclosed bath with a shower unit, wash hand basin and low level w.c. Stairs then lead to the loft room currently set up as an office. Outside the property is a rear garden which measures approx. 80 ft. To the front of the property is off street parking.

