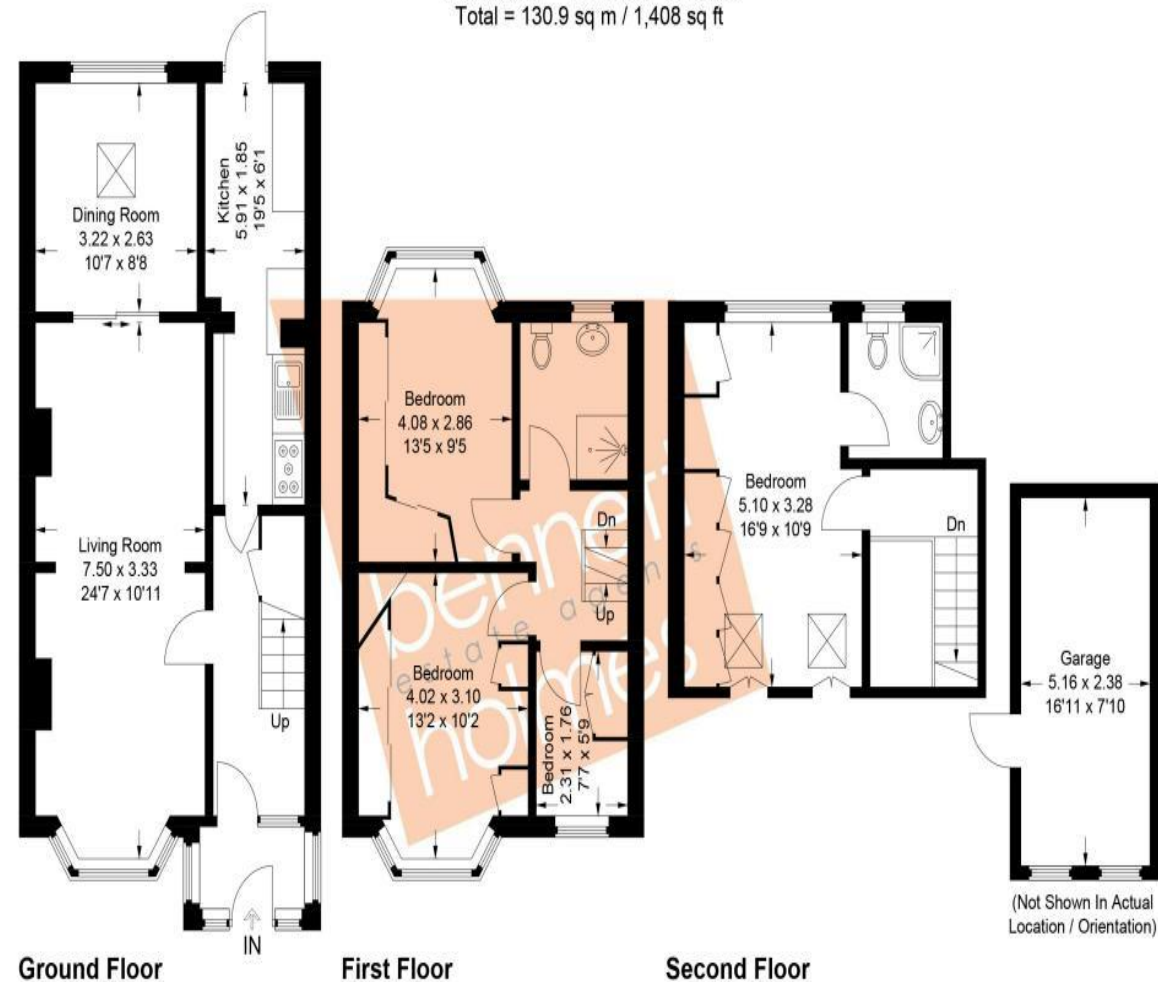


## Carr Road

Approximate Gross Internal Area  
Ground Floor = 55.1 sq m / 593 sq ft  
First Floor = 36.9 sq m / 397 sq ft  
Second Floor = 26.5 sq m / 285 sq ft  
Outbuilding = 12.4 sq m / 133 sq ft  
Total = 130.9 sq m / 1,408 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 D - £1,948.34  
EPC =D

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.

## Carr Road Northolt UB5 4RA

Price Guide: £609,950



Bennett Holmes are pleased to offer this well presented, loft converted and rear extended four bedroom, two bathroom mid terraced house situated in a popular, residential location in Northolt. The property is located just a few minutes walk to Oldfields Circus shopping parade and bus links. The property is less than 1 mile to both Greenford and Northolt's Central Line Stations. Local schools are also nearby. Other benefits include two reception rooms, an extended kitchen, master bedroom with fitted wardrobes and en-suite, off street parking, a garage at the rear, double glazed windows and gas central heating.





- FOUR BEDROOMS
- TWO BATHROOMS
- MID TERRACED HOUSE
- EXTENDED TO THE REAR
- LOFT CONVERTED
- GOOD CONDITION THROUGHOUT
- OFF STREET PARKING
- GARAGE AT THE REAR

**Carr Road  
Northolt  
UB5 4RA**

**Price Guide: £609,950**



## Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the through lounge and the extended kitchen. The through lounge has sliding doors to the dining room. The kitchen is fitted with wall and base level units, a sink and drainer, a gas cooker point, plumbing for a washing machine and dishwasher. There is space for a fridge/freezer and a door to the rear garden. Stairs lead to the first floor landing with doors to three bedrooms and the shower room. Stairs lead to the second floor with a door to the master bedroom with an en-suite.

Outside the property is a rear garden which is mainly laid to lawn with a patio area. There is a garage at the rear which is accessed via the gated rear service road. To the front is off street parking.

