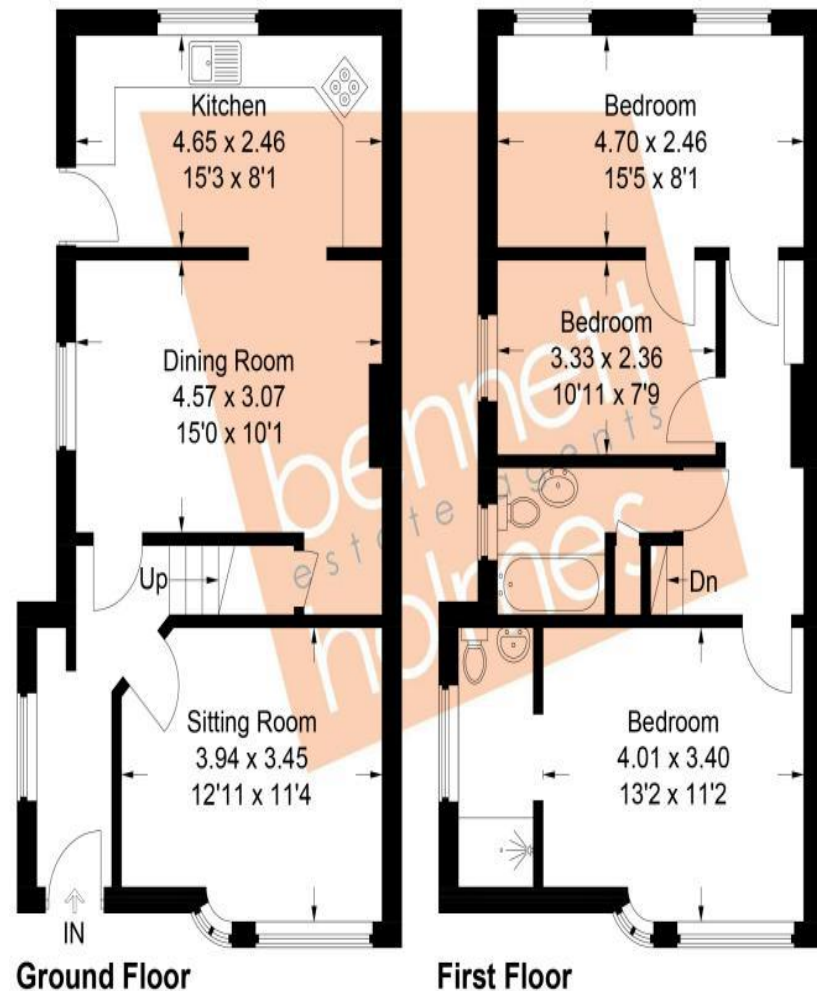


Newnham Gardens

Approximate Gross Internal Area
Ground Floor = 49.4 sq m / 532 sq ft
First Floor = 49.1 sq m / 528 sq ft
Total = 98.5 sq m / 1,060 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 - £1948
EPC =D

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.

Newnham Gardens Northolt UB5 4LL

Price Guide: £530,000



Bennett Holmes are pleased to offer this well presented, three double bedroom semi detached house situated off Oldfields Circus in Northolt. The property is within easy reach of local shops, bus links and transport to include Northolt's Central Line Station and Northolt Park's British Railway Line Station. Other benefits include two reception rooms, master bedroom with en suite shower room, gas central heating, double glazed windows, off street parking, scope to extend the property STPP and no upper chain.



- THREE DOUBLE BEDROOMS
- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- WELL PRESENTED
- OFF STREET PARKING
- NO UPPER CHAIN

**Newnham Gardens
Northolt
UB5 4LL**

Price Guide: £530,000



Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to two reception rooms. The second reception room has an arch to the kitchen. The modern kitchen is fitted with wall and base level units, a sink and drainer, an integrated four ring gas hob with an overhead extractor hood, an integrated electric oven, 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 double bedrooms and the family bathroom. The bathroom comprises a panel enclosed bath, wash hand basin and low level w.c. The master bedroom has an en suite shower room. Outside the property is a large rear garden which is mainly laid to lawn with a patio area. To the front of the property is off street parking for two cars.

