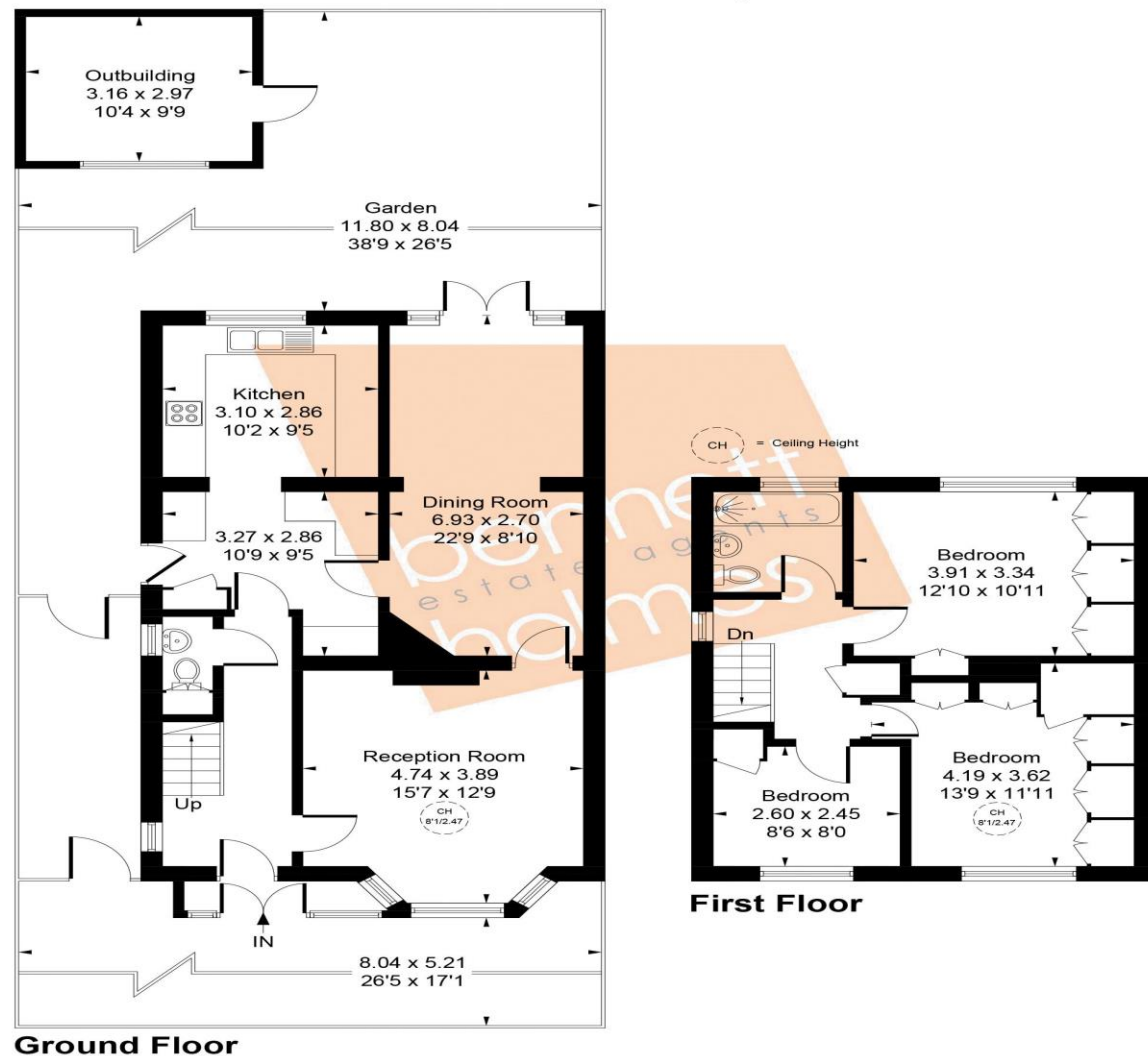


## Down Way, Northolt

Approximate Gross Internal Area  
Ground Floor = 69.09 sq m / 744 sq ft  
First Floor = 44.75 sq m / 482 sq ft  
Outbuilding = 9.29 sq m / 100 sq ft  
Total = 123.13 sq m / 1326 sq ft



### Ground Floor

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

Freehold  
London Borough of Ealing  
Council tax band D - £1948  
EPC = C

**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.

## Down Way Northolt UB5 6PH

Price Guide: £535,000



Bennett Holmes are pleased to offer this well presented, extended, three bedroom semi detached house situated in a residential location in Northolt. The property is within easy reach of local shops, schools, bus links and the A40 in and out of London and the Hayes Bypass. Benefits include two reception rooms, a rear extension offering an extended kitchen and extended dining room, a downstairs WC, gas central heating, double glazed windows, off street parking and no upper chain.



- THREE BEDROOMS
- SEMI DETACHED HOUSE
- EXTENDED
- DOWNSTAIRS WC
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- OFF STREET PARKING
- NO UPPER CHAIN

**Down Way  
Northolt  
UB5 6PH**

**Price Guide: £535,000**



## Accommodation

The accommodation briefly comprises an entrance porch to the front door opening to the entrance hall with doors to the front reception room, downstairs WC and the extended kitchen. The extended kitchen has wall and base level units, a sink and drainer, an integrated 4 ring gas hob with an overhead extractor hood, an integrated electric grill and oven, plumbing for a washing machine and there is space for a fridge and freezer. From the kitchen there is a side door to the garden and a door to the extended dining room. From the dining room there are 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.

Outside the property is a rear garden measuring approx. 40 ft which is mainly laid to lawn with a patio area. To the rear of the garden is a brick store and a greenhouse. To the front of the property is off street parking.

