

Arless Way Northolt UB5 5JT

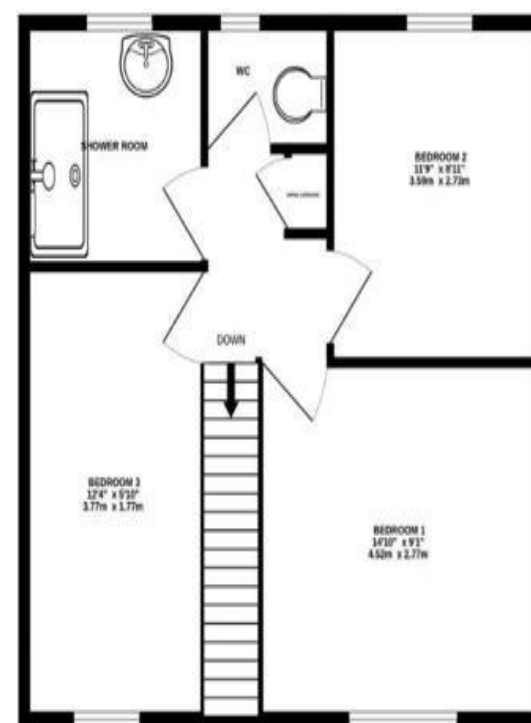
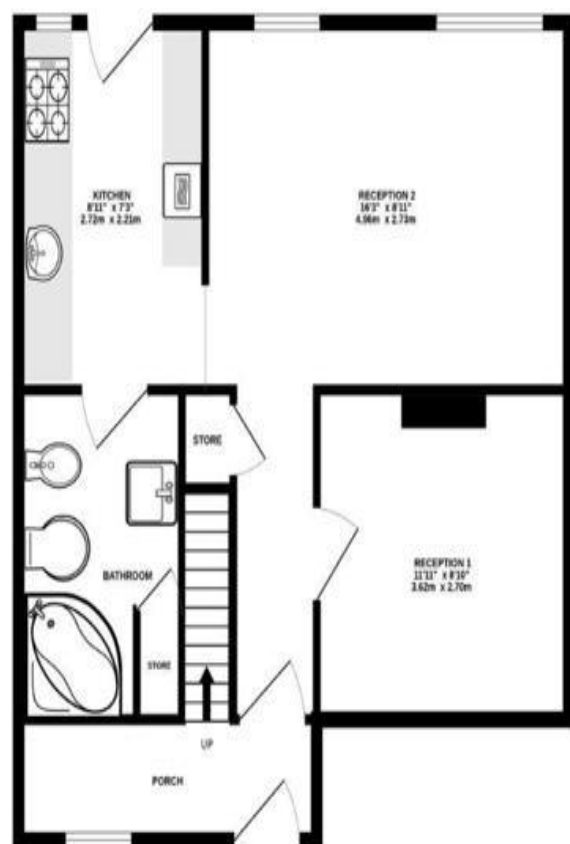
Price Guide: £540,000

TOTAL FLOOR AREA: 967 sq.ft. (89.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.

1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



Freehold
London Borough of Ealing
Council tax band D - £1948 PA
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.



Bennett Holmes are pleased to offer this well presented, three bedroom terraced house located in a quiet cul-de-sac in Northolt. The property is situated close to bus links, the Hayes Bypass and the A40 in and out of London. Local shops and schools are also close by. The property is in good decorative order throughout. Other benefits include two reception rooms, modern kitchen, modern downstairs bathroom with underfloor heating and upstairs shower room, a private rear garden, off street parking and no upper chain.



- THREE BEDROOMS
- MID TERRACE HOUSE
- CUL-DE-SAC LOCATION
- WELL PRESENTED THROUGHOUT
- DOWNSTAIRS MODERN BATHROOM
- UPSTAIRS SHOWER ROOM
- OFF STREET PARKING
- NO UPPER CHAIN

**Arliss Way
Northolt
UB5 5JT**

Price Guide: £540,000



Accommodation

The accommodation briefly comprises a entrance porch opening to the front door opening to entrance hall with doors to two reception rooms. The rear reception room has an arch to the kitchen. The modern kitchen is fitted with wall and base level units, a sink, an integrated four ring gas hob with an overhead extractor hood and an integrated electric oven. There is plumbing for a dishwasher, space for a fridge/ freezer and there are doors to the downstairs bathroom and the rear garden. The modern downstairs bathroom comprises a corner bath, hand wash basin and WC. With tiled walls and tiled flooring with under floor heating. Stairs lead to the first floor landing with doors to three bedrooms, shower room and the separate WC. The third bedroom is currently arranged a kitchen.

Outside the property is a private rear garden which is mainly laid to lawn with a shed at the rear and to the front is off street parking.

