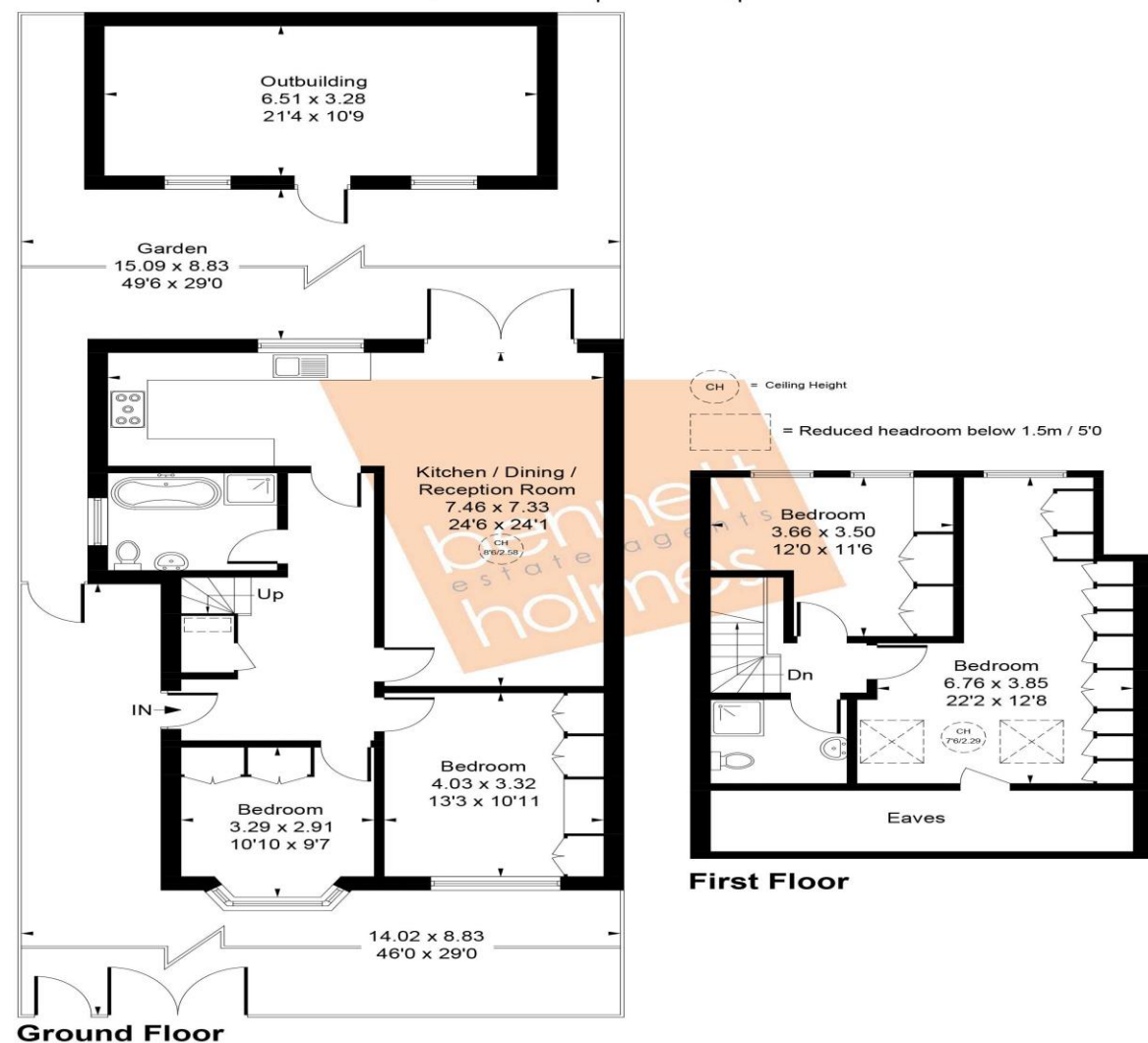


Manor Avenue, Northolt, Middlesex

Approximate Gross Internal Area
Ground Floor = 79.73 sq m / 858 sq ft
First Floor (Excluding Eaves) = 41.75 sq m / 449 sq ft
Outbuilding = 21.62 sq m / 233 sq ft
Total = 143.10 sq m / 1540 sq ft



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

Freehold
London Borough of Ealing
Council tax band E - £2381
EPC =E

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.

Manor Avenue Northolt UB5 5BZ

Price Guide: £675,000



Bennett Holmes are pleased to offer this beautifully presented, extended, four double bedroom, two bathroom semi detached chalet bungalow situated on a residential road in The Northolt Village. The property is convenient for Northolt's shopping and transport facilities which include the Northolt Central Line tube station (0.6 miles) and the A40 for access in and out of London. Local shops and schools are also close by. The property has been heavily extended and has been recently renovated throughout to a high standard. Other benefits include underfloor heating and gas central heating, double glazed windows, off street parking, outbuilding at the rear and no upper chain.



- FOUR DOUBLE BEDROOMS
- SEMI DETACHED CHALET BUNGALOW
- HEAVILY EXTENDED
- MODERN INTERIORS
- TWO BATHROOMS
- OUTBUILDING AT THE REAR
- OFF STREET PARKING
- NO UPPER CHAIN

**Manor Avenue
Northolt
UB5 5BZ**

Price Guide: £675,000



Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to two double bedrooms, the family bathroom, the reception room and the extended open plan kitchen/ diner. The kitchen is fitted with wall and base level units, a sink and drainer, an integrated 5 ring gas hob with an overhead extractor hood, an integrated microwave, electric oven, washing machine and there is space for a fridge/ freezer. The dining area has patio doors to the rear garden. Stairs lead to the first floor landing with doors to two double bedrooms and a shower room.

Outside the property is a well maintained rear garden which is mainly laid to lawn with a patio area. At the rear of the garden is an outbuilding. To the front is off street parking.

