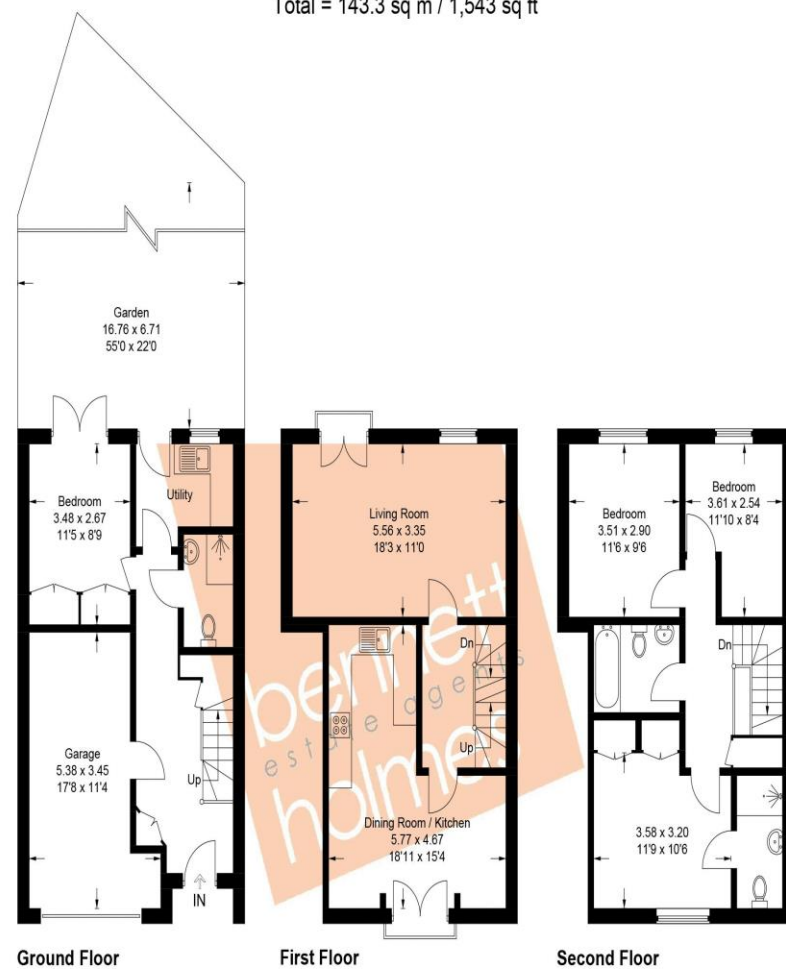


Ballinger Way

Approximate Gross Internal Area
Ground Floor = 48.6 sq m / 523 sq ft
First Floor = 46.7 sq m / 503 sq ft
Second Floor = 48.0 sq m / 517 sq ft
Total = 143.3 sq m / 1,543 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.

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Freehold
Service charge - £277 PA
Borough of Hillingdon
Council tax band F - £2820
EPC =B

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.

Ballinger Way Northolt UB5 6FQ

Price Guide: £580,000



Bennett Holmes are pleased to offer this four bedroom, three bathroom townhouse situated in the ever popular Grand Union Village in Northolt. The Village has its own shops, restaurant, medical centre, marina, canals and is convenient for commuters requiring the A40 into and out of London. The property is in good decorative order throughout. Other benefits include a utility room, large L-shaped modern fitted kitchen/ diner, an en-suite to the master bedroom, an integral garage, off street parking and no upper chain.



- FOUR BEDROOMS
- THREE BATHROOM
- TOWNHOUSE
- KITCHEN/ DINER
- UTILITY ROOM
- INTEGRAL GARAGE
- GAS CENTRAL HEATING
- NO UPPER CHAIN

**Ballinger Way
Northolt
UB5 6FQ**

Price Guide: £580,000



Accommodation

The accommodation briefly comprises an entrance hallway with doors to the downstairs shower room, utility room, bedroom four and the integral garage.

Stairs lead up to the first floor with doors to the rear aspect lounge with a Juliette balcony and the front aspect kitchen/ diner. The kitchen is fitted with wall and base level units, a sink and drainer, integral gas hob with an overhead extractor hood, integral double electric oven, dishwasher and fridge/ freezer. The dining area has a Juliette balcony and wood flooring.

Stairs lead up to the second floor leading to the master bedroom with a built in wardrobe and an en-suite shower room, bedroom two which has a full range of fitted wardrobes and bedroom three. The bathroom comprises a white three piece; panel enclosed bath, WC and hand wash basin with part tiled walls and tiled flooring. From the second floor landing there is access to the loft via a loft ladder and is part boarded.

The rear garden is accessed via the utility room and fourth bedroom and is approximately 55' and is mainly laid to lawn with a decked area. The integral garage has an up and over door and electricity. To the front is off street parking for one car.

