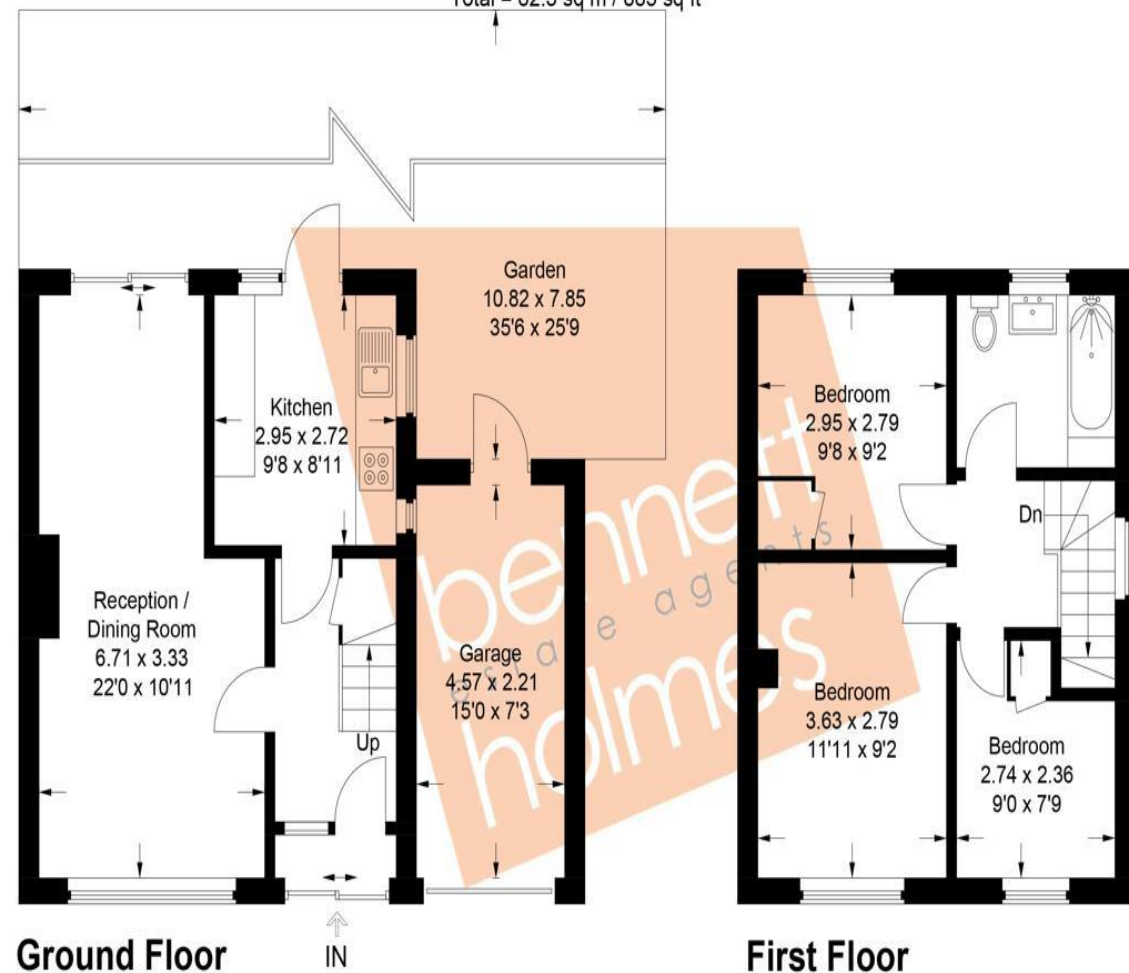


Newnham Gardens

Approximate Gross Internal Area
Ground Floor = 36.4 sq m / 391 sq ft
First Floor = 35.8 sq m / 385 sq ft
Garage = 10.1 sq m / 109 sq ft
Total = 82.3 sq m / 885 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 - £2041
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: Offers in Excess of £500,000



Bennett Holmes are pleased to offer this three 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 a through lounge, gas central heating, double glazed windows, front and rear gardens, a garage accessed via own drive, off street parking and no upper chain.



- THREE BEDROOMS
- SEMI DETACHED HOUSE
- GARAGE ACCESSED VIA OWN DRIVE
- THROUGH LOUNGE
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- OFF STREET PARKING
- NO UPPER CHAIN

Newnham Gardens Northolt UB5 4LL

Price Guide: Offers in Excess of £500,000



Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the through lounge and the kitchen. The through lounge has patio doors to the rear garden. The kitchen is fitted with wall and base level units, a sink and drainer, a gas cooker point, plumbing for a washing machine, space for a fridge/ freezer and a door to the rear garden. Stairs lead to the first floor landing with doors to three bedrooms and the bathroom. There are two double bedrooms and one single bedroom. The bathroom comprises a panel enclosed bath, hand wash basin and WC.

Outside the property is a rear garden which is mainly laid to lawn with a patio area and shrub borders. To the front is a front garden, off street parking and there is a garage accessed via own drive.

