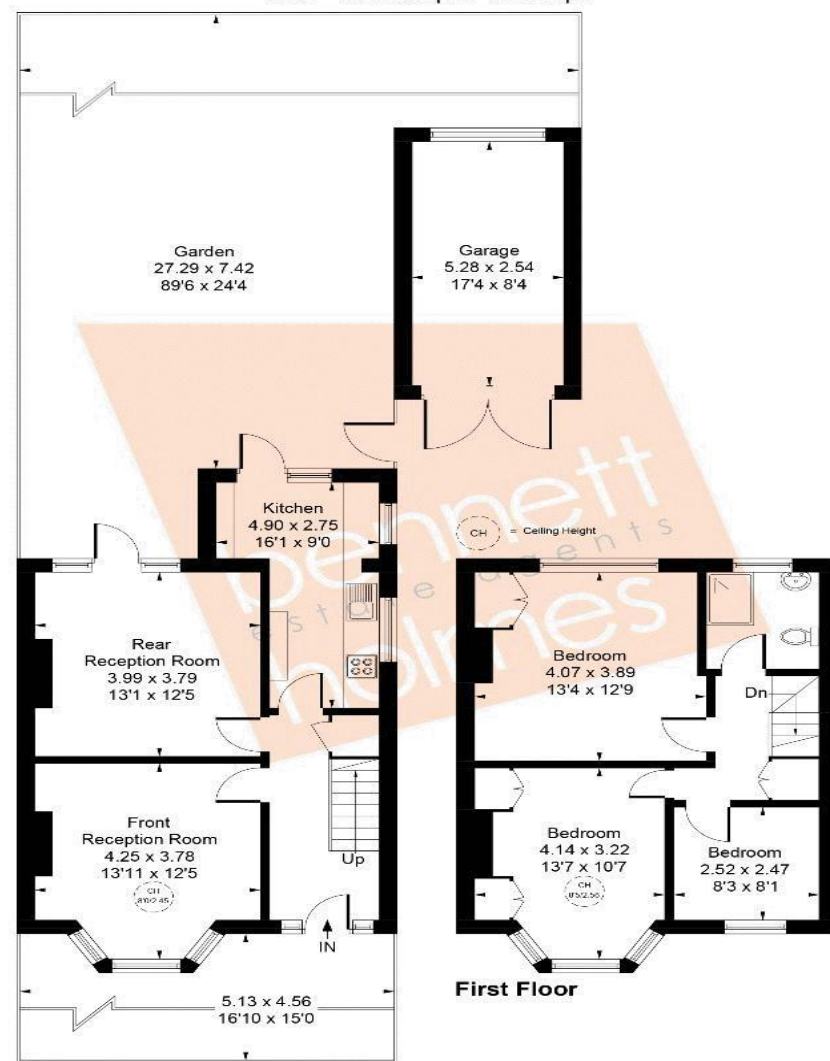


## Russell Road, Northolt

Approximate Gross Internal Area  
Ground Floor = 51.19 sq m / 551 sq ft  
First Floor = 45.32 sq m / 488 sq ft  
Garage = 13.74 sq m / 148 sq ft  
Total = 110.25 sq m / 1187 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

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Freehold  
London Borough of Ealing  
Council tax band D - £2041  
EPC =D

**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.

## Russell Road Northolt UB5 4QS

Price Guide: £550,000



Bennett Holmes are pleased to offer this well presented, three bedroom semi detached family house situated in a residential location. The property is within easy reach of local shops, schools and is 0.4 miles to Northolt Park's Chiltern Railway Line Station. The property is also within 0.7 miles to South Harrow's shops and Piccadilly Line Station. Other benefits include an extended kitchen, two reception rooms, a large rear garden measuring approx. 90 ft, a garage, off street parking, gas central heating, double glazed windows, potential to extend the property STPP and no upper chain.





- THREE BEDROOMS
- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN
- LARGE REAR GARDEN APPROX. 90 FT.
- GARAGE
- OFF STREET PARKING
- NO UPPER CHAIN

**Russell Road  
Northolt  
UB5 4QS**

**Price Guide: £550,000**



## Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to two reception rooms and the extended kitchen. The kitchen is fitted with wall and base level units, a sink and drainer, an electric cooker point, there is plumbing for a washing machine, space for a fridge/ freezer and there is a patio door 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. The family bathroom comprises a WC, hand wash basin and a shower cubicle. With tiled walls and tiled flooring.

Outside the property is a large rear garden measuring approx. 90 ft which is mainly laid to lawn with a patio area. In the rear garden there is a garage. To the front is off street parking.

