

## Gonville Crescent, Northolt

Approximate Gross Internal Area  
Ground Floor (Including Garage) = 75.87 sq m / 817 sq ft  
First Floor = 32.54 sq m / 350 sq ft  
Outbuilding = 4.59 sq m / 49 sq ft  
Total = 113.00 sq m / 1216 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 purchase.

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Freehold  
Council tax band D  
Council tax £2,041pa  
London Borough of Ealing  
EPC =E

NORTHOLT OFFICE

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**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.

## Gonville Crescent Northolt UB5 4SJ

Price Guide: Offers in Excess of £560,000



Bennett Holmes are pleased to offer this two bedroom, two bathroom end of terrace house located in a quiet Crescent in Northolt. The property is within easy reach (0.6 miles) of the local shopping and transport facilities in Mandeville Road and Oldfields Circus to include the Central Line Station. The property is situated on a corner plot with space to the space offering possibility to create a separate dwelling or extending the current property substantially subject to planning permission. The property is offered with no upper chain.





- TWO BEDROOMS
- END OF TERRACE HOUSE
- TWO BATHROOM
- CORNER PLOT
- GARAGE OWN DRIVE
- SPACE TO THE SIDE
- DEVELOPMENT POTENTIAL
- NO UPPER CHAIN

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### Accommodation

The accommodation briefly comprises a porch opening to the front door. The front door opens to the entrance hall with a door to the lounge. The front aspect lounge has a door to the kitchen/ diner. The kitchen is fitted wall and base level units, a sink and drainer, there is plumbing for a washing machine and space for a fridge/ freezer. From the kitchen there are sliding patio doors to the rear garden. Stairs lead to the first floor landing with doors to two bedrooms and the family bathroom.

Outside to the front is off street parking and a garage accessed via own drive. To the rear is a wide, large rear garden. The property is situated on a corner plot with space to the space offering possibility to create a separate dwelling or extending the current property substantially subject to planning permission. The property is offered with no upper chain.

