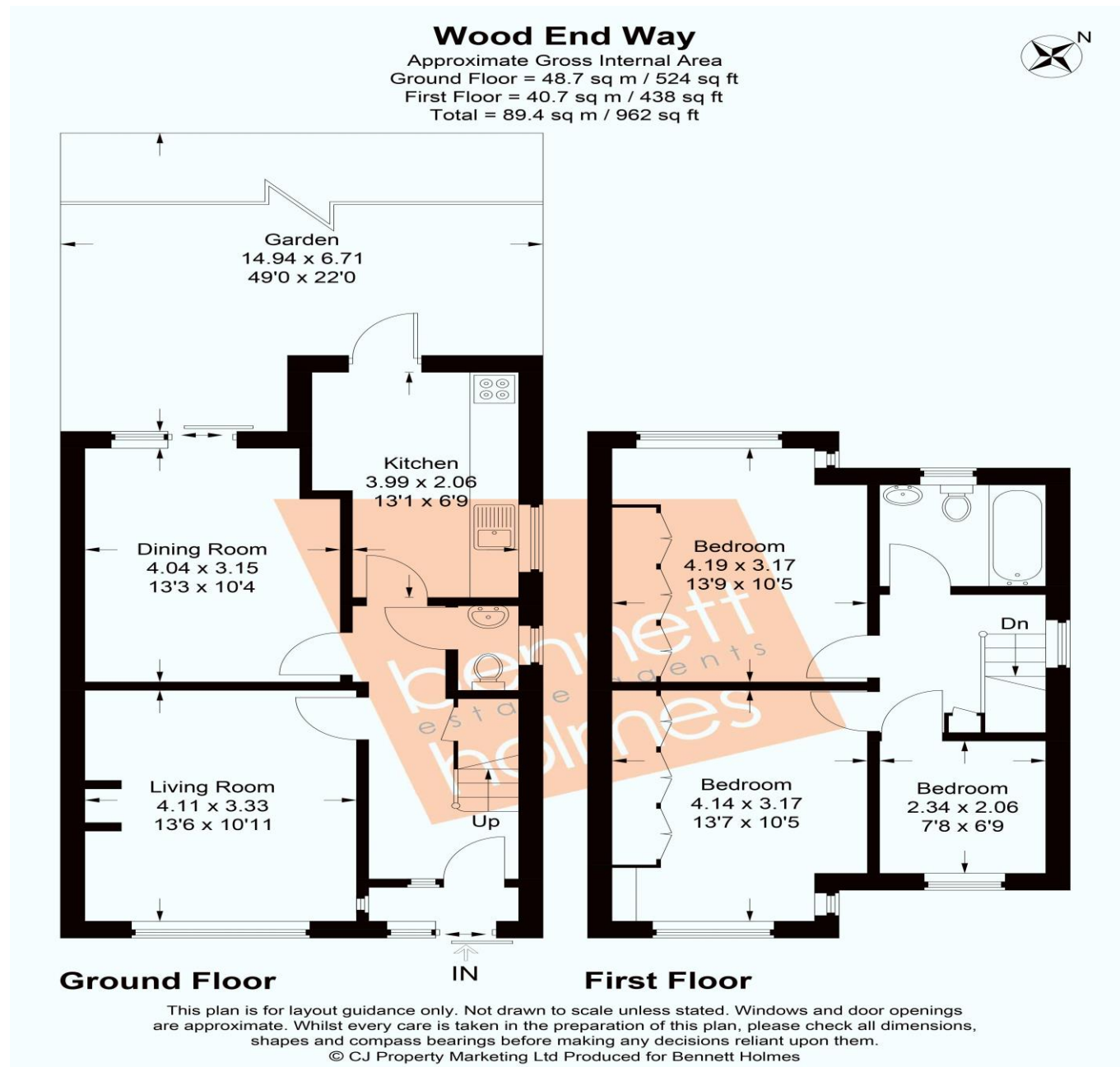


## Wood End Way Northolt UB5 4QQ

Price Guide: £525,000



### NORTHOLT OFFICE

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Freehold  
London Borough of Ealing  
Council tax band D  
Council tax £2,041 PA  
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.



Bennett Holmes are pleased to offer this three bedroom semi detached house situated on a residential road in Northolt. The property is within 0.8 miles to Sudbury Hill's shopping and transport facilities to include the Piccadilly line station. Within 1 mile to Northolt's Central line station and 1.1 miles to Greenford Central line and train station. Other benefits include two reception rooms, a downstairs WC, gas central heating, double glazed windows, off street parking for two cars, potential to extend the property STPP and no upper chain.



- THREE BEDROOMS
- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC
- POTENTIAL TO EXTEND STPP
- GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS
- OFF STREET PARKING FOR TWO CARS
- NO UPPER CHAIN

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Northolt  
UB5 4QQ**

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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 doors to the front aspect living room, rear aspect dining room, downstairs wc and the kitchen. The kitchen is fitted with wall and base level units, a sink and drainer, a cooker point, plumbing for a washing machine, tumble dryer and there is space for a fridge/ freezer and a door to the rear garden. The dining room also has sliding patio doors 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 bathroom comprises a white three piece suite; a panel enclosed bath with an electric shower attachment, hand wash basin and WC.

Outside the property is a rear garden which is mainly laid to lawn with a patio area. The rear garden measures approx 50 ft. To the front is off street parking for two cars.

