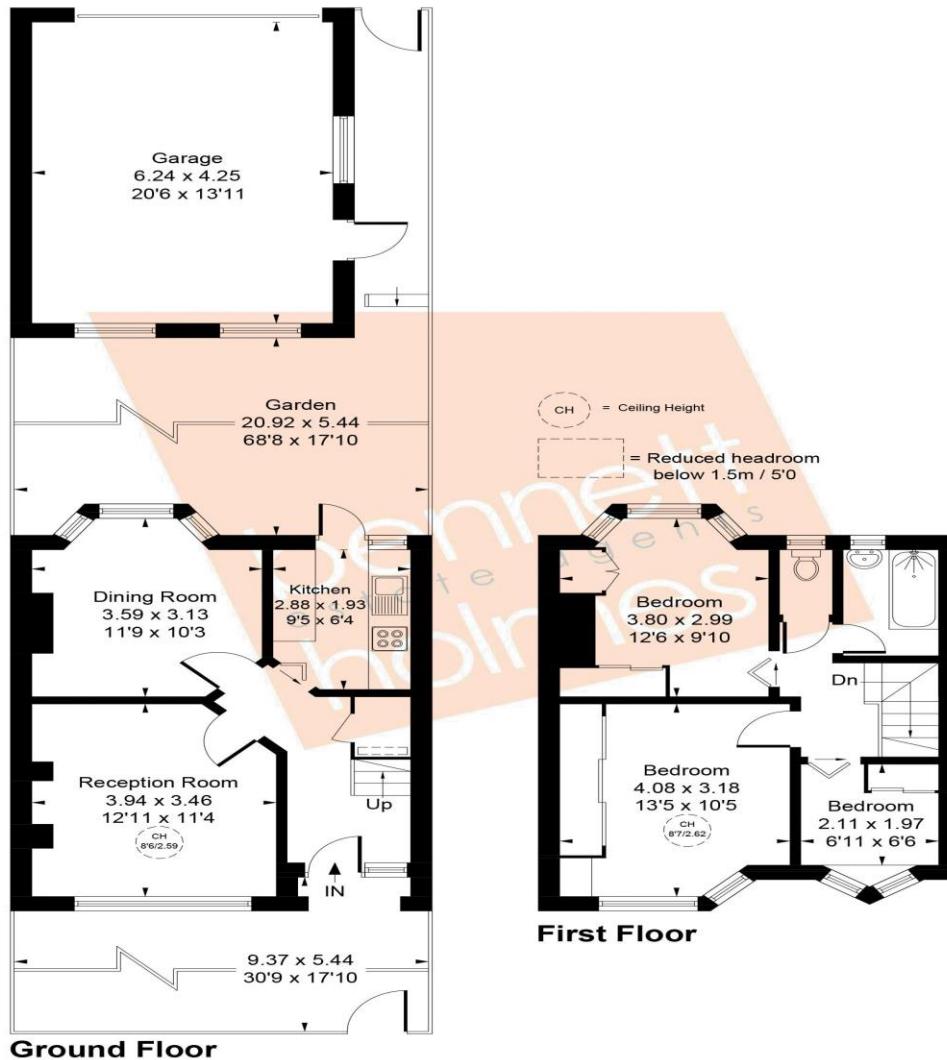


The Fairway, Northolt

Approximate Gross Internal Area
 Ground Floor = 38.55 sq m / 415 sq ft
 First Floor = 37.89 sq m / 408 sq ft
 Garage = 27.08 sq m / 291 sq ft
 Total = 103.52 sq m / 1114 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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Freehold
 London Borough of Ealing
 Council tax band D - £2041
 EPC = C

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.

The Fairway Northolt UB5 4SL

Price Guide: £499,000



Bennett Holmes are pleased to offer this three bedroom mid terrace family home situated on a popular, residential road in Northolt. The property is within walking distance to the local shops and bus links at Oldfields Circus and to local schools as well as being convenient for Northolt's Central Line Station and access to the A40 in and out of London. Other benefits include two reception rooms, double glazed windows, gas central heating, front and rear gardens, a garage at the rear accessed via the gated rear service road, potential to extend the property STPP and no upper chain.



- THREE BEDROOMS
- MID TERRACE HOUSE
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- POTENTIAL TO EXTEND STPP.
- FRONT AND REAR GARDENS
- GARAGE AT THE REAR, ACCESSED VIA THE GATED SERVICE ROAD
- NO UPPER CHAIN

**The Fairway
Northolt
UB5 4SL**

Price Guide: £499,000



Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the front reception room, rear reception room and the kitchen. 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, the bathroom and separate WC. There are two double bedrooms and one single bedroom.

Outside is a rear garden which measures approx. 70ft. Which is mainly laid to lawn with a patio area. To the rear of the garden is a garage which is accessed via the gated rear service road. To the front is a front garden.

