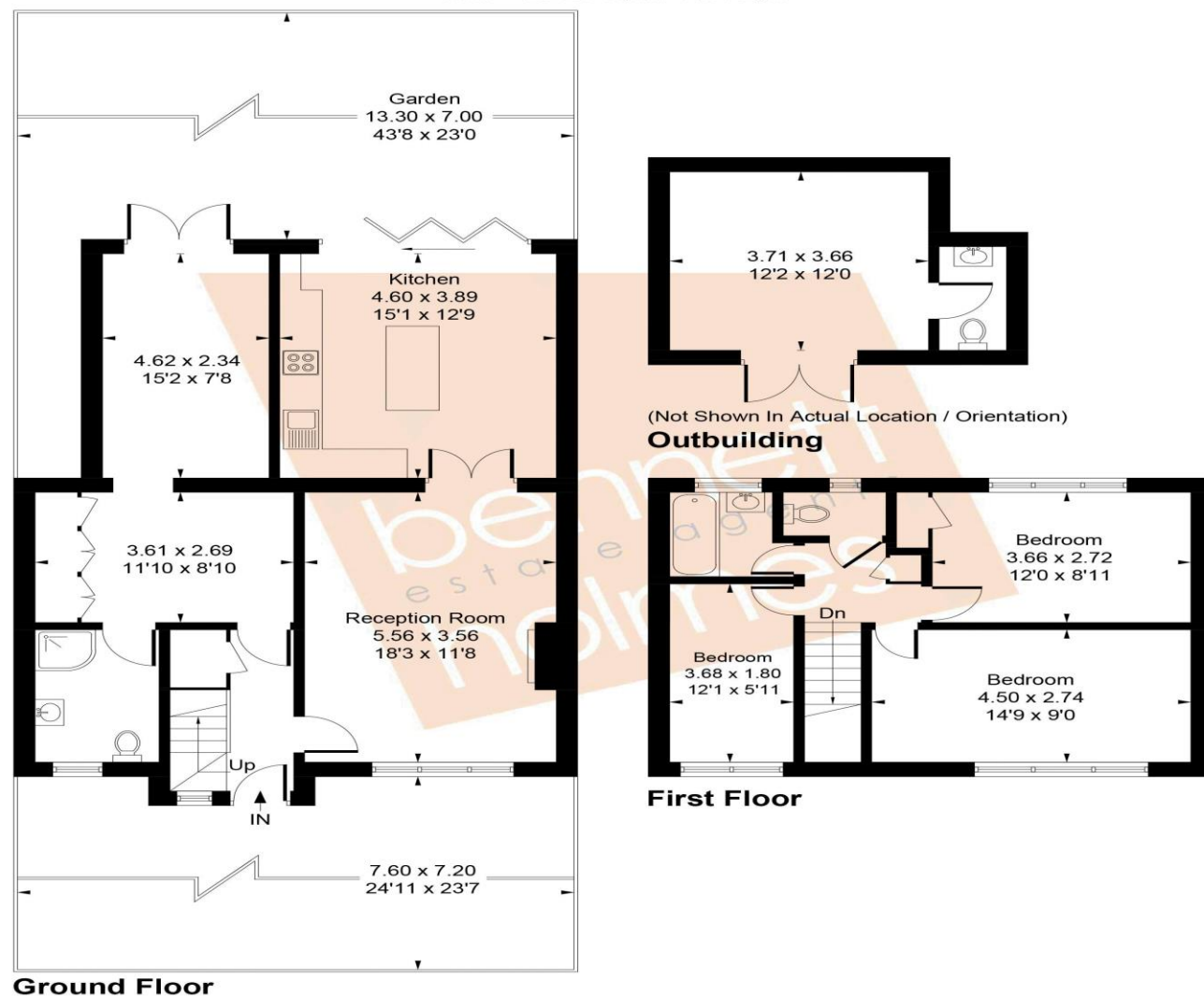


Ripon Close

Approximate Gross Internal Area
Ground Floor = 74.97 sq m / 807 sq ft
First Floor = 41.16 sq m / 443 sq ft
Outbuilding = 16.20 sq m / 174 sq ft
Total = 132.33 sq m / 1424 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

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

Freehold
London Borough of Ealing
Council tax band D - £2,041
EPC = C

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.

Ripon Close Northolt UB5 4EF

Price Guide: Offers in Excess of £585,000



Bennett Holmes are pleased to offer this well presented, extended, three/ four bedroom terrace house situated in a residential close in Northolt. The property is located within 0.4 miles to Northolt's main shopping and transport facilities to include the Central Line Station. Local schools are also close by. Other benefits include three reception rooms, two bathrooms, a large extension offering a modern kitchen/ diner, a cabin in the rear garden with WC and off street parking.



- THREE/ FOUR BEDROOMS
- TERRACE HOUSE
- TWO BATHROOMS
- THREE RECEPTION ROOMS
- MODERN CONDITION
- ENTERTAINMENT CABIN IN THE REAR GARDEN WITH WC
- OFF STREET PARKING
- 0.4 MILES TO NORTHOLT TUBE STATION

Ripon Close Northolt UB5 4EF

Price Guide: Offers in Excess of £585,000



Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to two reception rooms. The front reception room has doors to the extended modern fitted kitchen/ diner. The modern kitchen has underfloor heating and is fitted with wall and base level units, an island, a sink and drainer, an integrated four ring gas hob with an overhead extractor hood, integrated appliances, space for a fridge/ freezer and has bi folding doors to the rear garden. The second reception room is currently set up as a fourth bedroom with a door to the downstairs shower room and a door to the third reception room. The third reception room has patio doors to the rear garden. Stairs lead to the first floor landing with doors to three bedrooms, the bathroom and separate WC.

Outside the property is a rear garden which is mainly laid to artificial turf with a patio area. At the rear of the garden is an approx. 4x4 metre entertainment cabin with WC. To the front of the property is off street parking for two cars.

