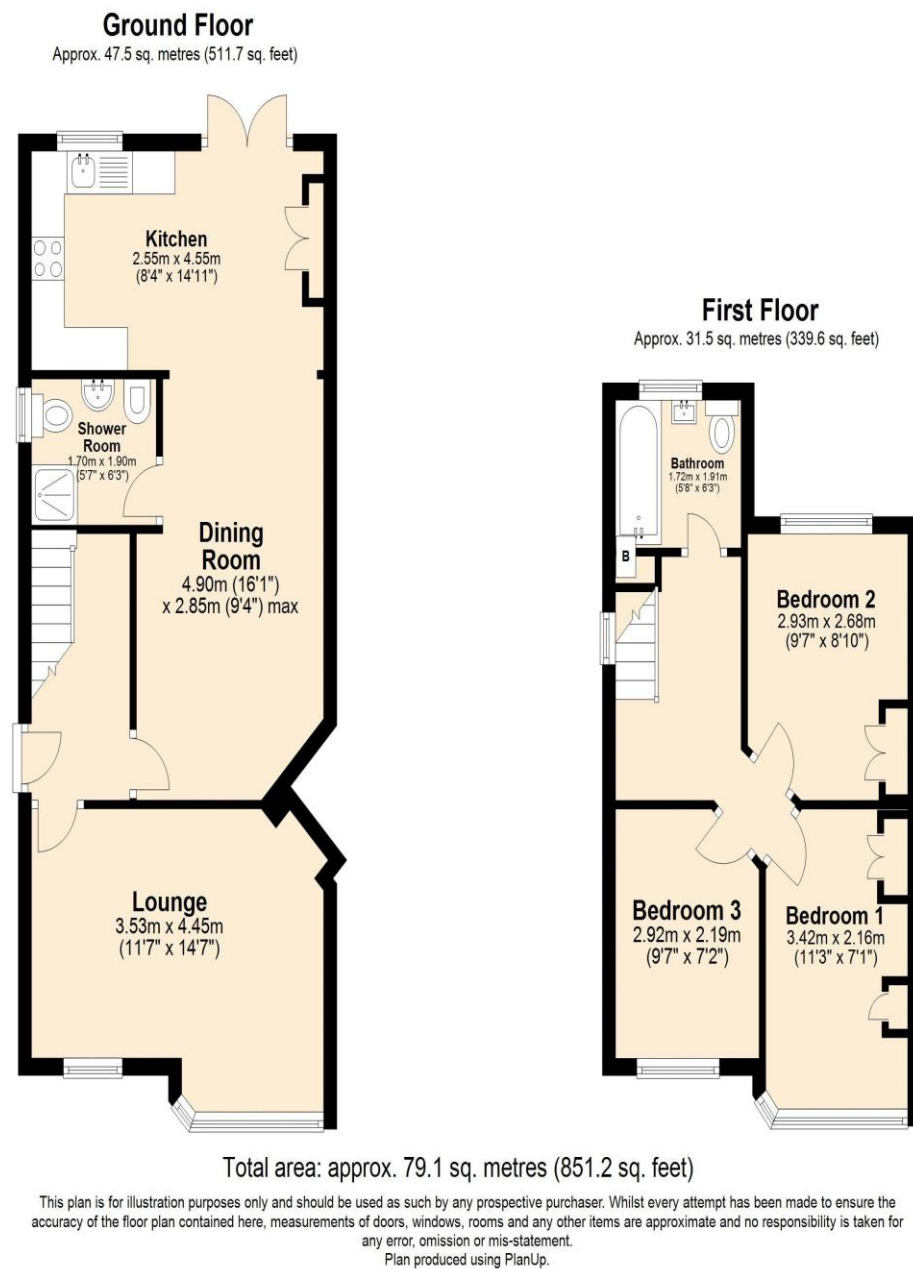


Clauson Avenue Northolt UB5 4PR

Price Guide: £560,000



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

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.



Bennett Holmes are pleased to offer this well presented, extended, larger than average, three bedroom, two bathroom semi detached family home situated in a residential location. The property is within easy reach of local shopping and transport facilities to include Northolt Park's Chiltern Railway Line Station, as well as local schools and parks. Also within 0.8 miles is South Harrows shopping and transport facilities to include the Piccadilly Line Station and Northolt's Central Line Station is also within 1 mile away. Other benefits include a full width rear extension, a modern kitchen/ diner, a downstairs shower room, through lounge, gas central heating, double glazed windows, off street parking and a garage at the rear accessed via the aated service road.



- THREE BEDROOMS
- SEMI DETACHED HOUSE
- EXTENDED
- DOWNSTAIRS SHOWER ROOM
- GAS CENTRAL HEATED
- DOUBLE GLAZED WINDOWS
- OFF STREET PARKING
- GARAGE AT THE REAR

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Accommodation

The accommodation briefly comprises an entrance hallway with doors to the first and second reception rooms. The second reception room has a door to the downstairs shower room and has a square arch to the extended open plan kitchen/ diner. The kitchen has wall and base level units, an integrated 4 ring gas hob and electric oven with an overhead extractor hood, plumbing for a washing machine and dish washer. There is space for a fridge/ freezer and double glazed 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 both with fitted wardrobes and a single bedroom. The family bathroom comprises a white three piece suite with tiled walls and flooring. There is a loft which can be accessed via a pull down ladder.

Outside the property is a well maintained large rear garden which is mainly laid to lawn with a patio area. There is a garage at the rear of the garden, which can be accessed via the rear gated service road. To the front of the property is off street parking for two cars.

