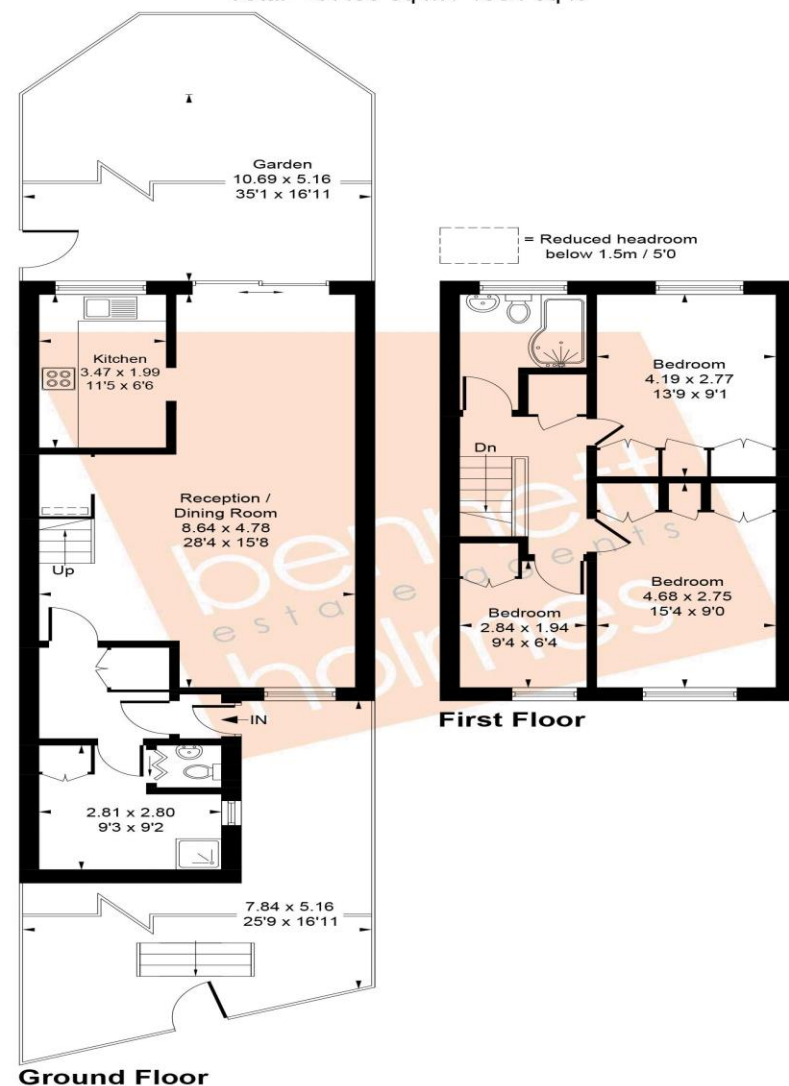


## Lancaster Road, Northolt

Approximate Gross Internal Area  
Ground Floor = 54.97 sq m / 592 sq ft  
First Floor = 42.92 sq m / 462 sq ft  
Total = 97.89 sq m / 1054 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.  
© Vizion Property Marketing Produced for Bennett Holmes Estate Agents.

### NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

Freehold  
London Borough of Ealing  
Council tax band D- £2041  
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.

## Lancaster Road Northolt UB5 4TE

Price Guide: Offers in Excess of £500,000



Bennett Holmes are pleased to offer this three bedroom end of terrace house situated in a residential location in Northolt. The property is located within 0.7 miles of Northolt's main shopping and transport facilities to include the Central Line Station and Northolt Park's Chiltern Railway Line Station. Also nearby are local schools and bus links. Other benefits include a downstairs shower room, front and rear gardens, gas central heating, double glazed windows and no upper chain.





- THREE BEDROOMS
- END OF TERRACE
- DOWNSTAIRS SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- 0.7 MILES TO NORTHOLT TUBE STATION
- FRONT AND REAR GARDENS
- NO UPPER CHAIN

## Lancaster Road Northolt UB5 4TE

**Price Guide:** Offers in Excess of £500,000



### Accommodation

The accommodation briefly comprises a front door opening to the entrance lobby with a door to the downstairs shower room and a door to the open plan reception room/ dining area. From the dining area there is an arch to the kitchen and patio doors to the rear garden. The kitchen is fitted with wall and base level units, a gas cooker point and plumbing for a washing machine.

Stairs led to the first floor landing with doors to three bedrooms and the family bathroom. There are two double bedrooms and one single bedroom.

Outside the property are front and rear gardens. The rear garden measures approx. 35 ft and is mainly laid to lawn with a patio area.

