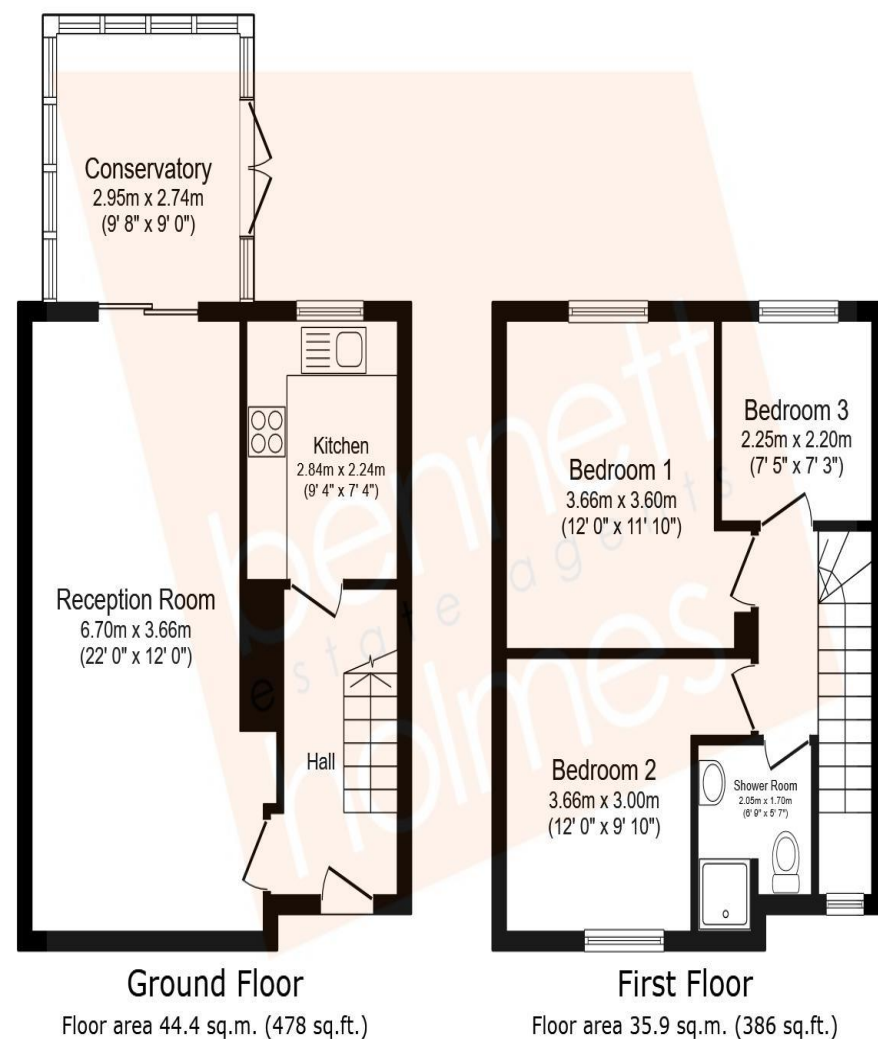


## Epsom Close Northolt UB5 4BH

Price Guide: £500,000



Total floor area: 80.3 sq.m. (864 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

### 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  
 Council Tax £2,041 per annum  
 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.



Bennett Holmes are pleased to offer this very well presented three bedroom mid terraced family home situated in a residential road on the borders of South Harrow and Northolt. The property is within walking distance to local shops and is 0.8 miles to Northolt's Central Line tube, 0.7 miles to Northolt Park's Chiltern Railway Line Station and within a mile is South Harrow's High Street with its many shops and the South Harrow Piccadilly Line Station. Other benefits include a conservatory, through lounge, double glazing, gas central heating, off street parking for one car at the rear, rear garden measuring approximately 60' and there is potential to extend the property STPP. Offered to the market with no upper chain.





- MID TERRACED FAMILY HOME
- THREE BEDROOMS
- LOUNGE/DINNER
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- CONSERVATORY
- 0.8 MILES TO NORTHOLT CENTRAL LINE TUBE
- OFF STREET PARKING

## Epsom Close Northolt UB5 4BH

**Price Guide:** £500,000



### Accommodation

A double glazed front door leads to the entrance hall with stairs to the first floor, laminated wooden flooring and lounge/diner and fitted kitchen. The lounge/diner has both front and rear aspect windows, a double glazed door to the conservatory and laminated wooden flooring. From the conservatory there are double glazed sliding doors to the rear garden. The kitchen includes a built-in electric oven, fitted gas hob with extractor hood, space washing machine and space for fridge freezer. To the first floor there are two double bedrooms and one single bedroom all with wood flooring. There is also the modern family bathroom comprising a three piece suite.

Outside the property is a rear garden which measures approx. 60 ft and is mainly laid to lawn with a patio area. To the rear there is off street parking for one car.

