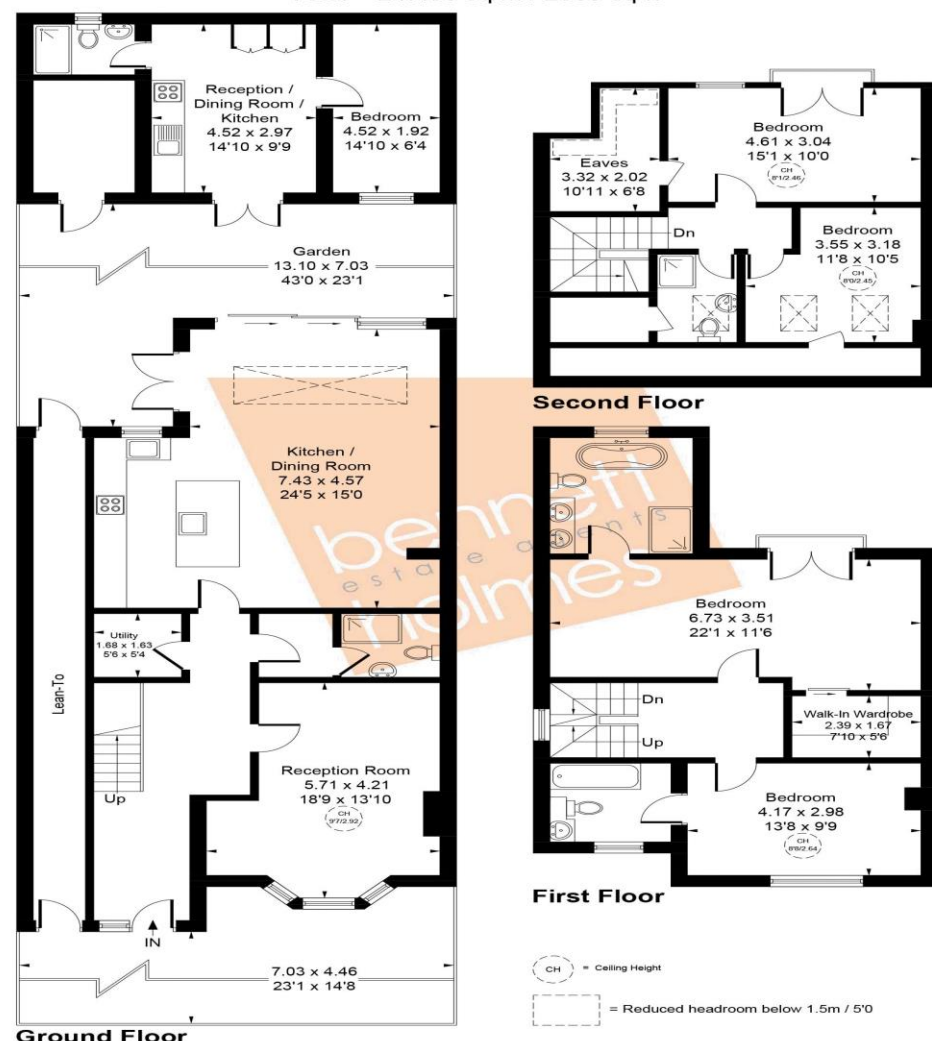


## Hawtrey Avenue Northolt UB5 5JB

Price Guide: £850,000

### Hawtrey Avenue, Northolt, Middlesex

Approximate Gross Internal Area  
Ground Floor (Including Lean-To) = 105.53 sq m / 1136 sq ft  
First Floor = 63.55 sq m / 684 sq ft  
Second Floor (Excluding Eaves) = 44.55 sq m / 480 sq ft  
Outbuilding = 33.73 sq m / 363 sq ft  
Total = 247.36 sq m / 2663 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

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sales: 020 8423 2222 lettings: 020 8423 0222

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Freehold  
London Borough of Ealing  
Council Tax Band D  
Council Tax £1,948 per annum  
EPC =D

**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 outstanding four bedroom, four bathroom semi detached house situated in a residential location in Northolt measuring in excess of an impressive 2650 sq ft. The property is located within easy reach of local shopping facilities, bus links, schools, the A40 in and out of London and the Hayes bypass. The property has been heavily extended and has been renovated to an exceptional standard throughout. Other benefits include open plan kitchen/diner, utility room, two double bedrooms with en- suites, an outbuilding at the rear with kitchen and shower room, off street parking and no upper chain.



- FOUR DOUBLE BEDROOMS
- SEMI DETACHED HOUSE
- FOUR BATHROOMS
- STUNNING CONDITION THROUGHOUT
- HEAVILY EXTENDED
- OUTBUILDING AT THE REAR
- OFF STREET PARKING
- NO UPPER CHAIN

**Hawtrey Avenue  
Northolt  
UB5 5JB**

**Price Guide: £850,000**



## Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the front reception room, utility room, downstairs shower room and the kitchen/ diner. The modern extended kitchen/ diner is fitted with wall and base level units, an island, sink and drainer, an integrated 5 ring gas hob with an overhead extractor hood and an integrated double oven. From the dining area there are patio doors to the rear garden. Stairs lead to the first floor landing with doors to two double bedrooms, both of which have doors to their own bathrooms. The master bedroom also has a walk in wardrobe. Stairs lead to the second floor landing with doors to two further bedrooms and a shower room.

Outside the property is a rear garden measuring approx. 45 ft. To the rear is an outbuilding set up with kitchen, bathroom and bedroom. To the front is off street parking.

