

# Bournemead Avenue

Northolt • Middlesex • UB5 6PX

Guide Price: £525,000



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est 1986

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Nestled away in a peaceful spot, this three bedroom semi detached home offers plenty of space and comfort throughout, as well as the potential to extend the property (subject to the necessary planning permissions) to create the perfect family home. The property, situated on Bournemead Avenue, is just a short walk from popular local schools, handy transport links and convenient shops. A viewing of this charming home is recommended as soon as possible.

Semi detached

Three bedrooms

Living room

Kitchen/ Dining room

Family bathroom

Downstairs WC

Garden

Off street parking

Garage

Quiet location

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Description

This semi detached home offers space and comfort throughout, as well as the scope to potentially extend to the rear and loft subject to the necessary permissions. The property starts with a welcoming hallway that offers access to all of the ground floor accommodation and stairs that rise to the first floor. The living room boasts a spacious reception to relax and entertain in. To the back of the house is the kitchen and dining room which boast a range of base and wall units, worktops and space for integrated appliances. There is also ample space for the most sociable of dining tables. Double doors lead out of the garden. The downstairs is complete with a WC. To the first floor are three bedrooms. Two doubles, both with built in storage, and a larger than average single bedroom. The family bathroom features a shower cubicle, white bathroom suite and tiled throughout.

### Outside

To the front of the property the driveway provides off street parking. A shared driveway to the side of the property leads to the garage. The rear garden, which is in need of some attention, offers the potential for a relaxed oasis with an abundance of space and plenty of seclusion.

### Location

Bournemead Avenue is located within easy reach of the A40/M40 and routes towards Greenford, Ealing, Harrow and Hayes. Northolt Station is not far away by bus/car journey and provides brilliant access into London via the Central Line. There are primary and secondary schools nearby as well as a selection of parks and local shops. The property is well located to Northolt leisure centre which offers a great swimming pool and gym. The newly developed Leisure complex at South Ruislip is nearby and offers a selection of restaurants, some shops and a cinema.



### Schools:

Downe Manor Primary School (0.3 mi)  
Barnhill Community High School (0.6 mi)  
St Raphael's Catholic Primary School (0.3 mi)



### Train:

South Ruislip (1.5 mi)  
Ruislip Gardens (1.7 mi)  
Northolt (2.1 mi)



### Car:

M4, A40, M25, M40



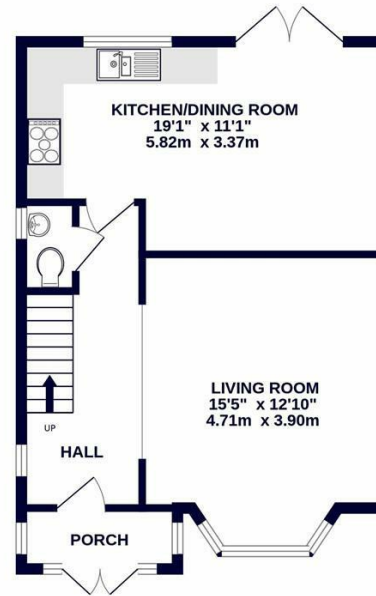
### Council Tax Band:

D

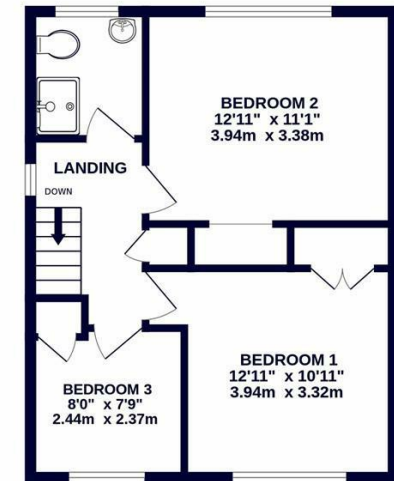
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		

England & Wales  
EPC Directive  
2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.