

# Wood End Lane

Northolt • Middlesex • UB5 4JJ  
Offers In Excess Of: £375,000



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est 1986

# Wood End Lane

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Coopers are delighted to present this charming two-bedroom end terrace house located on Wood End Lane in Northolt. The property briefly comprises two bedrooms, family bathroom, living room, kitchen and a very large rear garden with a storage building.

END TERRACE HOUSE

TWO BEDROOMS

BRIGHT LIVING ROOM

KITCHEN

DOWNSTAIRS BATHROOM

VERY LARGE GARDEN

GARAGE

POTENTIAL TO EXTEND (STPP)

WALKING DISTANCE TO LOCAL STATIONS

484 SQ.FT.

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

Located on the ever popular Wood End Lane in Northolt, this charming two-bedroom end terrace house is a true gem waiting to be discovered. As you step inside, you are greeted by a bright and inviting living room, perfect for relaxing or entertaining guests. The property boasts two cosy bedrooms, ideal for a small family or as a guest room/home office combination. The kitchen offers excellent worktop and storage space as well as access to the rear garden. One of the unique features of this property is the downstairs bathroom, providing convenience and practicality for everyday living. The very long garden at the rear of the house offers ample space for outdoor activities, gardening enthusiasts, or simply enjoying a cup of tea in the fresh air. Whether you are looking for a starter home or a cosy retreat, this end terrace house on Wood End Lane has the potential to be the perfect place to call home. Don't miss out on the opportunity to make this charming property your own.

### Outside

The garden is more than generous in length with a patio area towards the property and a garage store building in the centre. The lawn leads to another garden section at the back of the garden with ample space to create an oasis.

### Situation

Within reach to Northolt Park Overground Station with regular trains to Marylebone Station and also Northolt Underground Station for the Central line. Wood End Lane is located for convenient shops, South Harrow High Street, Asda Supermarket and BP service station which benefits from an M&S Food hall. The A40/M25 is easily accessible providing routes into London and the Home Counties. Northolt High school and Northolt Leisure Centre which has been recently refurbished offers a swimming pool, library, cafe, sports studio and modern gym and are all within walking distance.



### Schools:

Petts Hill Primary School (0.1 mi)  
Greenwood Primary School (0.4 mi)  
Northolt High School (0.7 mi)



### Train:

Northolt Park (0.4 mi)  
Northolt (0.4 mi)  
Greenford (0.8 mi)



### Car:

M4, A40, M25, M40



### Council Tax Band:

C

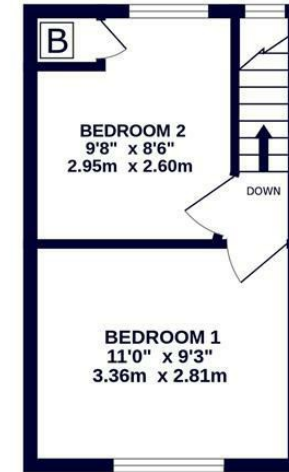
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



1ST FLOOR  
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (45.0 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	B		
Decent	C		
Below average	D		
Less than average	E		
Energy inefficient - higher running costs	F		
Very energy inefficient	G		
England & Wales		EU 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.