

# Moat Farm Road

Northolt • Middlesex • UB5 5DS

Guide Price: £850,000



coopers  
est 1986

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Coopers present to the market this exceptional five double bedroom family home. Located a short walk to Northolt Station and local shopping facilities. This stunning bespoke house has been designed to the highest quality and you will rarely see another house like this come available. If you are looking for your forever home this is for you. Boasting five double bedrooms, four bathrooms, a large open plan kitchen, modern living room, large rear garden and an impressive outbuilding with sauna.

COMPLETE ONWARD CHAIN

FIVE DOUBLE BEDROOMS

FOUR BATHROOMS

MODERN LIVING ROOM

OPEN PLAN KITCHEN/DINER

UTILITY ROOM

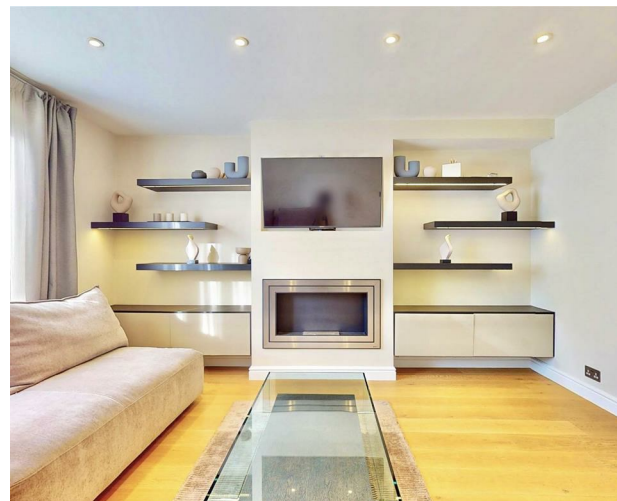
GARAGE

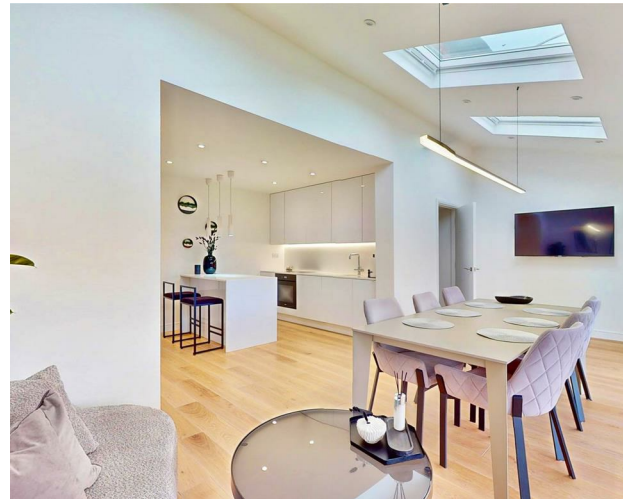
LARGE PRIVATE GARDEN

MODERN OUTBUILDING WITH SAUNA

1,635 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

Welcome to this stunning property located on Moat Farm Road in Northolt. This end terrace house boasts a spacious layout with two reception rooms, perfect for entertaining guests or relaxing with family. As you step inside, you'll be greeted by five generously sized bedrooms, offering plenty of space for a growing family or accommodating guests. The three modern bathrooms ensure convenience and luxury for all residents. One of the highlights of this property is the ultra-modern kitchen/diner, complete with a separate utility room. Whether you're a culinary enthusiast or enjoy hosting dinner parties, this space is sure to impress. Outside, a large garden awaits, providing a tranquil escape from the hustle and bustle of city life. Additionally, the outbuilding offers potential for a variety of uses, from a home office to a playroom. Don't miss the opportunity to make this house your home. With its contemporary design and ample space, this property on Moat Farm Road is a true gem.

### Situation

Moat farm close is located nearby to Northolt shopping parade which offers a selection of local shops, convenience stores, a post office and various food outlets. Victoria Road retail park is a short drive or bus journey away and offers shops such as Homebase, TK Maxx, Halfords, Pure Gym and many more. Northolt High Secondary school is nearby and also offers sixth form level education. Northolt Tube station is conveniently within walking distance and provides reliable access into Central London and the city. There are also many bus routes available from the station with routes offered into Ealing, Hounslow, Feltham and Hayes. The property is conveniently located to the A40/M25 providing easy access into London and the Home Counties.

### Outside

The rear garden is beautifully appointed with a large lawn area in the centre with a spacious patio towards the home, perfect for entertaining in the summer months. The outbuilding at the end of the garden has been finished to a high spec and includes power as well as a sauna.



Schools:



Train:



Car:  
M4, A40, M25, M40



Council Tax Band:

(Distances are straight line measurements from centre of postcode)



GROSS INTERNAL AREA  
TOTAL: 152 m<sup>2</sup>/1,635 sq ft  
GROUND FLOOR: 65 m<sup>2</sup>/697 sq ft, FIRST FLOOR: 60 m<sup>2</sup>/646 sq ft, SECOND FLOOR: 27 m<sup>2</sup>/292 sq ft  
EXCLUDED AREAS: GARAGE: 18 m<sup>2</sup>/195 sq ft, FRONT GARDEN: 96 m<sup>2</sup>/1,033 sq ft  
REAR GARDEN: 132 m<sup>2</sup>/1,426 sq ft, CABIN: 21 m<sup>2</sup>/228 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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**CoopersResidential.co.uk**

Energy Efficiency Rating	
Current	Target
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
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.