

Carr Road

Northolt • Middlesex • UB5 4RH

Guide Price: £550,000



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est 1986

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A three bedroom end of terrace house located in Northolt. This ideal home presents a great opportunity with its central position and easy links towards Greenford, Ealing, Harrow, Sudbury Hill and Central London connections. Briefly the property comprises of a living room, kitchen, ground floor bathroom, two double bedrooms and single bedroom. There is also off street parking and rear garden.

END TERRACE

THREE BEDROOMS

LIVING ROOM

KITCHEN

DOWNSTAIRS BATHROOM

EN SUITE TO MASTER BEDROOM

GARDEN

STORE ROOM

OFF STREET PARKING

751 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

The property enjoys a convenient location with it being located within easy access to an array of amenities and offers great potential to further enhance and personalise to own taste. Once inside the house on the ground floor there is an entrance hall with access to all ground floor rooms. The living room to the front aspect is well proportioned. The kitchen is towards the rear of the house. The kitchen has ample storage room, appliance space and a door providing access to the rear garden. Completing the downstairs is the family bathroom. On the first floor are three bedrooms. The master bedroom to the front which benefits from the en suite shower room, a second double bedroom and a third single bedroom to the rear.

OUTSIDE

The front of the property provides off street parking. To the rear is a private garden which is mainly laid to lawn and there is a patio area at the rear of the garden ideal for summer dining. There is also an outbuilding for storage purposes.

LOCATION

Carr Road is located within easy reach of Northolt Train Station and provides brilliant access into London via the Central Line. There are schools nearby as well as parkland and shopping facilities at Northolt shopping parade. Oldfield Circus shops are within walking distance from the property and offer local convenience stores and food outlets. The A40/M40 road links are close by making commuting towards Central London, Ealing and Uxbridge easily accessible.



Schools:

Greenwood Primary School 0.2 miles
Wood End Infant School 0.2 miles
Northolt High School 1 mile



Train:

Northolt 0.6 miles
Northolt Park 0.9 miles



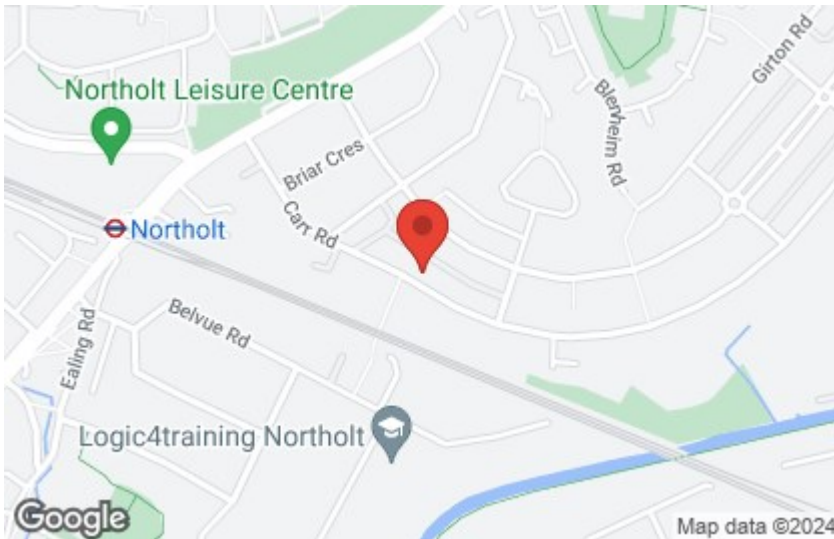
Car:

M4, A40, M25, M40



Council Tax Band:

(Distances are straight line measurements from centre of postcode)



OUTBUILDING
72 sq ft. (6.7 sq.m.) approx.



GROUND FLOOR
344 sq ft. (32.0 sq.m.) approx.



1ST FLOOR
335 sq ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.8 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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01895 677 400

71 Victoria Road, Ruislip Manor,
Middlesex, HA4 9BH

ruislipmanor@coopersresidential.co.uk

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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.