

# Newnham Close

Northolt • • UB5 4LH  
Asking Price: £475,000



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# Newnham Close

Northolt • • UB5 4LH

A three bedroom semi detached B.I.S.F 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, dining room, kitchen, conservatory, utility, ground floor w.c, two double bedrooms, single bedroom and family bathroom. There is also a front and rear garden.

SEMI DETACHED

THREE BEDROOMS

LIVING ROOM

DINING ROOM

CONSERVATORY

DOWNSTAIRS W.C/ UTILITY ROOM

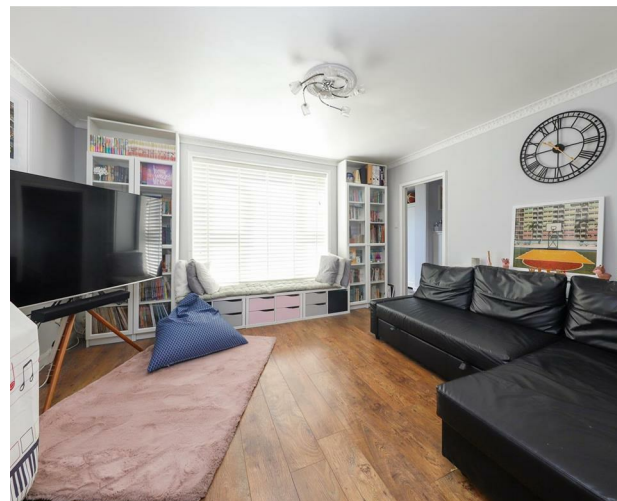
REFURBED THROUGHOUT

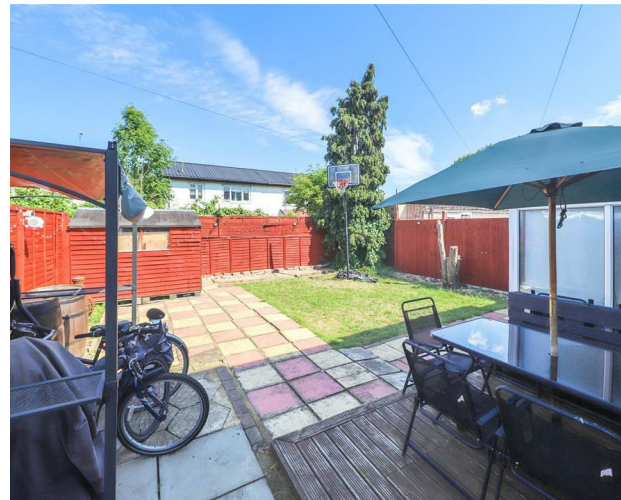
CLOSE TO AMENITIES

QUIET ROAD

1098 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 a porch and entrance hall with access to all ground floor rooms. The sitting room to the front aspect is well proportioned which leads into the dining room and kitchen towards the rear of the house. The kitchen has ample storage room, appliance space and a door providing access to the downstairs w.c, utility room and rear garden. Completing the downstairs in the conservatory which can be utilised as an office or additional accommodation space. On the first floor are three bedrooms. The master bedroom to the front with fitted storage, a second double bedroom and a third single bedroom to the rear. Completing the first floor is the fully tiled family bathroom with its bath including shower head, basin and w.c. This home offers plenty of room for a growing family with nothing to do but move in and enjoy.

## OUTSIDE

To the front of the property you're greeted with the well maintained front garden. To the rear is a private, low maintenance garden which is mainly laid to lawn and there is a patio decking area ideal for summer dining.

## LOCATION

Newnham Close 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 closeby 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 Park 0.4 miles  
Northolt 0.6 miles



### Car:

M4, A40, M25, M40

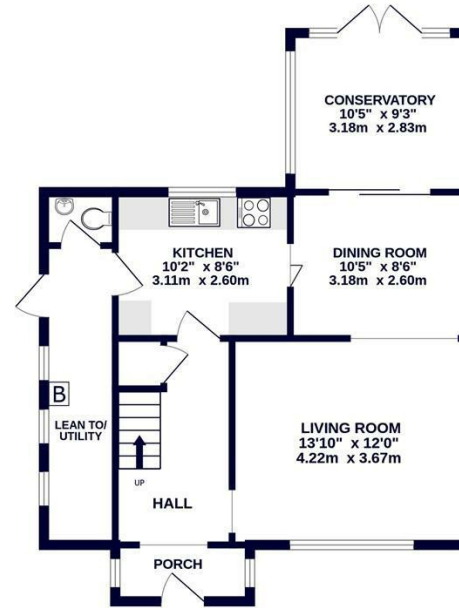


### Council Tax Band:

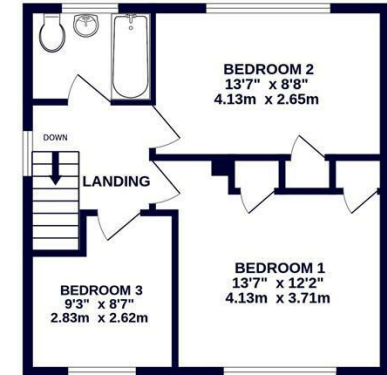
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 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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01895 677 400

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

ruislipmanor@coopersresidential.co.uk

CoopersResidential.co.uk

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 - higher 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.