

Church Road

Northolt • London • UB5 5AR

Asking Price: £500,000



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Situated in the heart of Northolt, this well presented three bedroom semi detached home is perfect for any growing family. This family home offers sleek and stylish living, perfect for any buyer to move straight into. The property is ideally located within walking distance to convenient local shops and handy tube links.

THREE BEDROOMS

END TERRACE

DOWNSTAIRS BATHROOM

OFF STREET PARKING FOR MULTIPLE CARS

FITTED KITCHEN

RECEPTION ROOM

PRIVATE GARDEN

CONVENIENT LOCATION

POTENTIAL TO EXTEND (S.T.P.P)

839 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

Situated on the sought-after Church Road in Northolt, this delightful three bedroom property offers a perfect blend of comfort and convenience, ideal for families or professionals seeking a tranquil yet connected lifestyle. Upon entering, you are welcomed by a generous reception room measuring 22'5" x 13'9" (6.83m x 4.19m max), flooded with natural light. The room offers ample space for both living and dining areas, making it perfect for entertaining or relaxing evenings. Towards the rear, the modern kitchen, measuring 14'1" x 8'1" (4.29m x 2.46m), is equipped with fitted units and provides direct access to the private garden. Additionally, a well-appointed bathroom is conveniently located on this floor. To the first floor you will find three comfortable bedrooms. The principal bedroom is generously sized at 14'2" x 11'2" (4.32m x 3.40m max), offering ample storage potential. Bedroom 2 (10'11" x 7'9" / 3.33m x 2.36m) and Bedroom 3 (7'9" x 5'7" / 2.36m x 1.70m) are perfect for children, guests, or home office use.

OUTSIDE

To the front of the property there is a driveway providing off street parking. The property boasts a private rear garden measuring approximately 98'6" x 17'8" (30.02m x 5.38m), providing ample room for outdoor entertaining, gardening, or simply unwinding in the fresh air.

SITUATION

Church Road is situated in a residential location in Northolt. The property is within 1 mile to Northolt's shopping facilities and the Central Line Station, this makes it ideal for those wishing to commute into London. Also within easy reach are bus links for further transport links. The A40 is a short distance away which provides access to London and the M25 and M40. For families there are several recreational facilities in the local area to include Northala Fields with its panoramic views and Rectory Park.



Schools:

Gifford Primary School (0.4 mi)
Alec Reed Academy (0.3 mil)
John Chilton School (0.3 mi)



Train:

Northolt (0.8 mi)
South Ruislip (1.3 mi)
Northolt Park (1.5 mi)



Car:

M4, A40, M25, M40



Council Tax Band:

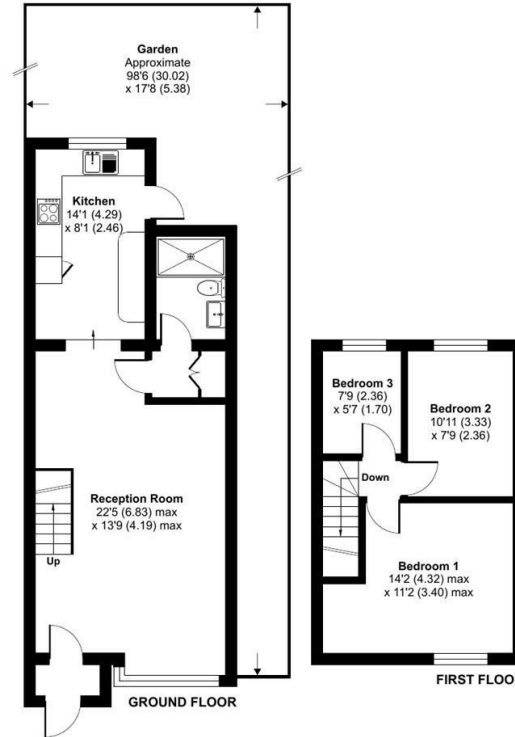
(Distances are straight line measurements from centre of postcode)



Church Road, Northolt, UB5

Approximate Area = 839 sq ft / 77.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Coopers. REF: 1229792

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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		
Energy inefficient - higher running costs	F		
Very energy inefficient - 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.