

Buttercup Close

Northolt • • UB5 5TS
Asking Price: £485,000



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Offered to the market, this three bedroom house boasts space and comfort throughout to create the perfect family home. The property, nestled away on a quiet road in Northolt, is located within walking distance of local shops, highly rated schools and handy tube links into London. A viewing of this fantastic home is recommended as soon as possible.

THREE BEDROOMS

END TERRACE

KITCHEN

RECEPTION ROOM

FAMILY BATHROOM

DOWNSTAIRS W.C

PRIVATE GARDEN

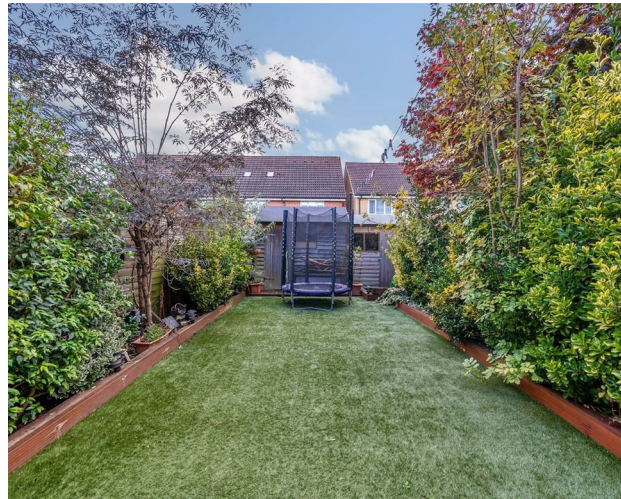
SIDE ACESS

ALLOCATED PARKING

909 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

This charming home offers an abundance of space throughout. Perfect for any family. As you enter the home the hallway offers access to all of the ground floor accommodation and stairs that rise to the first floor. The kitchen is situated to the front of the home which offers a range of base and wall units, worktops and space for integrated appliances. Towards the rear of the home is the living/ dining area. The downstairs is complete with a WC. To the first floor is the family bathroom, with a white suite and tiled throughout. Completing the upstairs are three bedrooms, two are doubles, one is a single with the master bedroom benefiting from fitted wardrobes.

OUTSIDE

To the front of the property is allocated parking space. The rear garden offers a low maintenance spot to relax in, with a large artificial area and a raised decking area, ideal for alfresco dining. The garden boast a peaceful retreat and a built shed for storage.

SITUATION

Buttercup 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.



Schools:

Willow Tree Primary School 0.1 miles
Bourne Primary 0.7 miles
Northolt High 0.4 miles



Train:

Northolt 0.5 miles
South Ruislip 1.1 miles
Northolt Park 1.2 miles



Car:

M4, A40, M25, M40



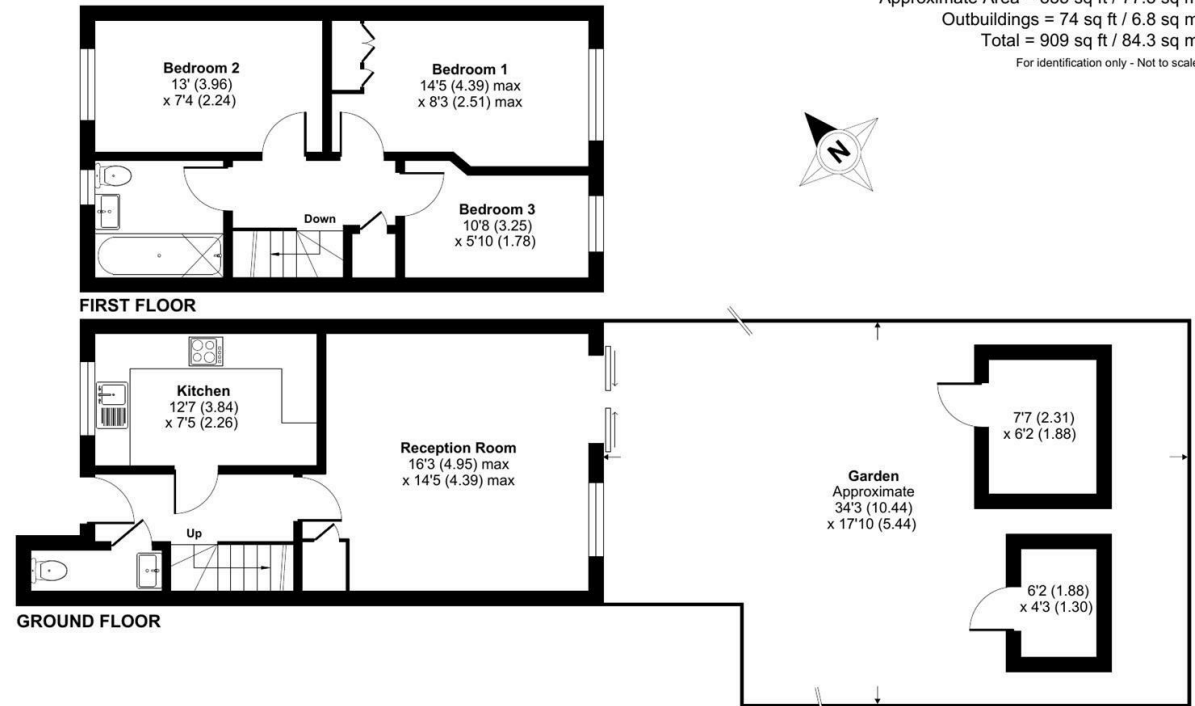
Council Tax Band:

(Distances are straight line measurements from centre of postcode)



Buttercup Close, Northolt, UB5

Approximate Area = 835 sq ft / 77.5 sq m
Outbuildings = 74 sq ft / 6.8 sq m
Total = 909 sq ft / 84.3 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 2024. Produced for Coopers. REF: 1208639

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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 - 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.

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