

# The Heights

Northolt • • UB5 4BS  
Offers In Excess Of: £525,000



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Located within a short walk to local tube stations, this three bedroom semi detached home comes to the market offering an excellent opportunity for a fantastic family home. The property briefly comprises three bedrooms, living room, kitchen/dining room, family bathroom as well as off street parking, a large garden and outbuilding.

SEMI DETACHED

THREE BEDROOMS

LIVING ROOM

KITCHEN/DINING ROOM

FAMILY BATHROOM

OFF STREET PARKING

CLOSE TO STATION

OUTBUILDING

LARGE PRIVATE GARDEN

1108 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

Nestled in a desirable Northolt location, this well-presented three-bedroom home offers 1,108 sq ft (102.8 sq m) of total space, including a spacious outbuilding, making it ideal for families or professionals seeking versatile living. The ground floor features a bright and airy reception room measuring 12'4" x 10'11" (3.76m x 3.32m), perfect for relaxation or entertaining. The open-plan kitchen and reception area (16'11" x 11'11" / 5.16m x 3.62m) provides a modern and functional space, with direct access to the generous garden (74'8" x 20'7" / 22.76m x 6.28m), offering ample room for outdoor enjoyment. Upstairs, the first floor comprises two well-proportioned double bedrooms (Bedroom 1: 12'5" x 10'2" / 3.79m x 3.11m, Bedroom 2: 11'11" x 10'2" / 3.64m x 3.09m), a third single bedroom/home office (7' x 6'6" / 2.14m x 1.97m), and a modern family bathroom. A standout feature is the spacious outbuilding (20'2" x 12'10" / 6.15m x 3.91m), perfect for a home office, gym, or additional storage. Located in a prime area, this property benefits from excellent transport links, including Northolt Station (Central Line) and easy access to the A40. Local schools, parks, and amenities are all within close reach.

## OUTSIDE

The property benefits from off street parking at the front of the house. The rear garden is set on two levels with a patio area towards the home with side access. Towards the rear is a large lawn area with an outbuilding right at the end, perfect for those seeking additional storage or entertainment space.

## SITUATION

The Heights is a lovely tree lined road located within easy reach of Northolt train station. Northolt Station is only a short walk away which provides brilliant access into London via the Central Line. There are schools nearby as well as parkland and shopping facilities. This property is located within a very short distance to the amenities in South Ruislip, such as Victoria Retail Park with TK Maxx, Sainsburys and Comet. The property is also in walking distance to Northolt leisure center with fantastic swimming pool and gym. The property is also conveniently located to the A40/M25, providing easy access into London and the Home Counties.



### Schools:

Earlsmead Primary School 0.2m  
 Petts Hill Primary School 0.4m  
 Willow Tree Primary School 0.6m



### Train:

Northolt Park 0.5 m  
 Northolt 0.5 m  
 South Harrow 1.0 m



### Car:

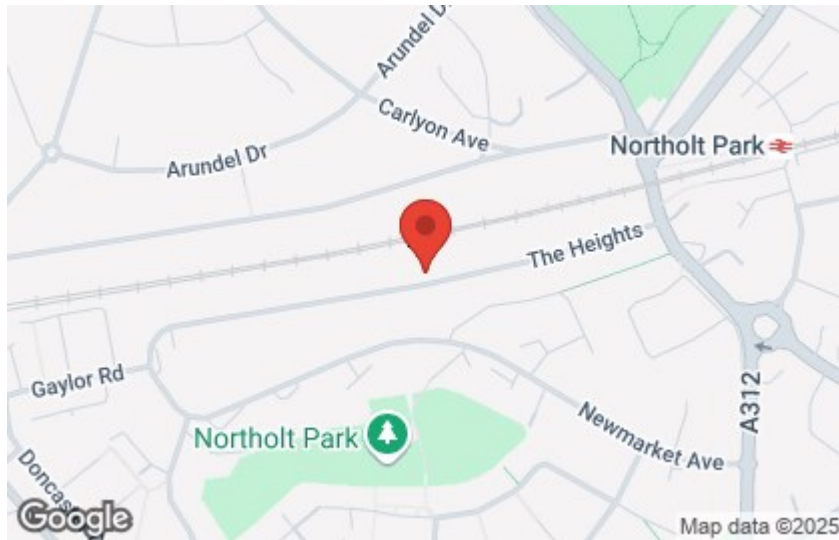
M4, A40, M25, M40



### Council Tax Band:

D

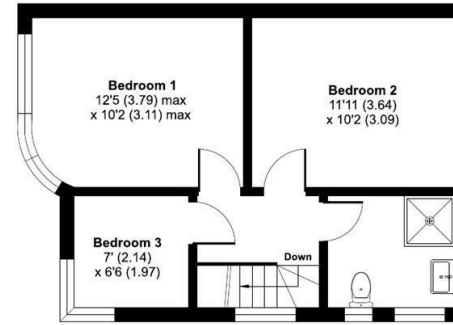
(Distances are straight line measurements from centre of postcode)



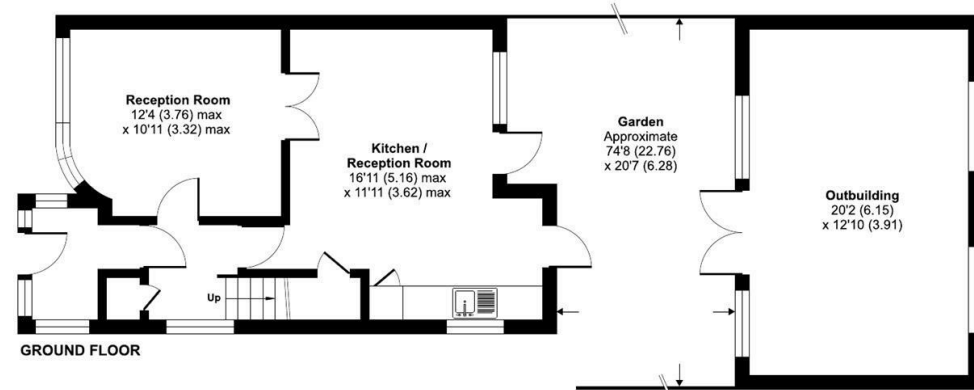
## The Heights, Northolt, UB5

Approximate Area = 849 sq ft / 78.8 sq m  
 Outbuilding = 259 sq ft / 24 sq m  
 Total = 1108 sq ft / 102.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Coopers. REF: 1252186

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Energy Efficiency Rating			
Energy efficient - lower running costs	Current	Target	Reason
A (92-100)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (29-38)			
G (1-28)			
Not energy efficient - higher running costs			
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.