

Parkfield Road

Northolt • Middlesex • UB5 5NN

Guide Price: £550,000



coopers
est 1986

Parkfield Road

Northolt • Middlesex • UB5 5NN

Nestled away in the heart of Northolt, this charming three bedroom semi-detached house is neatly presented throughout ready to move straight into. The home comprises of a large double reception room with the kitchen and dining area to the rear. On the first floor there are three bedrooms and a family bathroom. This property would be a fantastic family home while still offering scope to potential extend, subject to the necessary planning permissions. A viewing of this wonderful abode is recommended as soon as possible.

SEMI-DETACHED

3 BEDROOMS ON FIRST FLOOR

OPEN LIVING ROOM

SEPERATE KITCHEN

FAMILY BATHROOM

WOODEN DECKING AREA

OFF STREET PARKING

LARGE GARDEN

CLOSE PROXIMTY TO SCHOOLS

VIEWING RECOMMENDED

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

A superb opportunity to purchase this three bedroom semi-detached house. Offering potential to extend (subject to planning), this property would make a rewarding choice for both first time buyers or those looking for their next family home. The ground floor of the property comprises of an entrance hall with stairs rising to the first floor. To the right hand side is a spacious living room which stretches from the front to the back of the property. The living room section benefits from windows either end of the room which floods the space with natural light. There is a separate kitchen and dining area, segmented by the breakfast bar, which wraps around the kitchen giving plenty of work top space. You can access the rear garden from the dining area through a set of double glass doors which fills the kitchen with light. The first floor benefits from three bedrooms and a family bathroom all connected by a spacious landing.

Location

Parkfield 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.

Outside

Leading from the dining area through the double doors, you step out onto a wooden decked area, suitable for outdoor furniture and entertaining. The garden that backs onto recreational fields and is a great space to enjoy the summers with the garden facing south-east.



Schools:

Viking Primary School 0.39 miles
Alec Reed Academy 0.46 miles
Gifford Primary School 0.51 miles



Train:

Northolt 1.06 miles
Greenford 1.72 miles
Northolt Park 1.82 miles



Car:

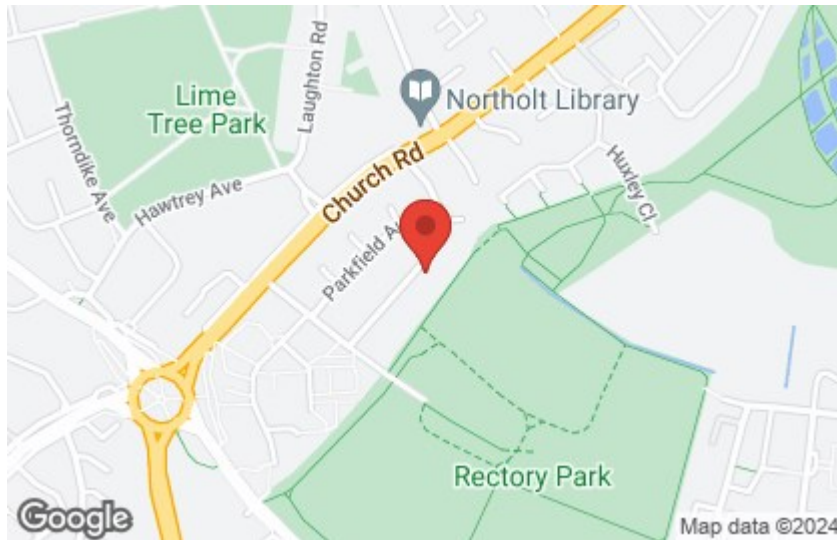
M4, A40, M25, M40



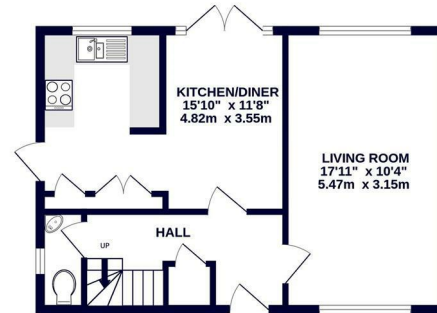
Council Tax Band:

D

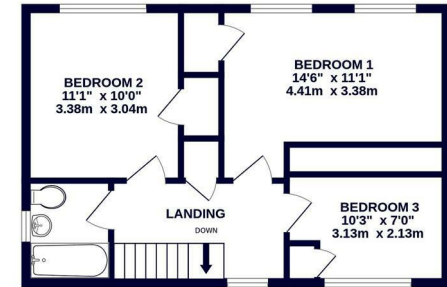
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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.
Made with Metropix ©2023



01895 677 400

71 Victoria Road, Ruislip Manor,
Middlesex, HA4 9BH
ruislipmanor@coopersresidential.co.uk

CoopersResidential.co.uk

coopers
est 1986

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		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - 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.