



1 Argus Way, Northolt, UB5 6EQ

£450,000

EVANS
& COMPANY

Argus Way Northolt

- 3 Good Size Bedrooms
- Double Glazed
- Gas Central Heating (Not Tested)
- Private Rear Graden
- No Chain
- Through Lounge

Welcome to this charming 3-bedroom end terrace Freehold house located within walking distance of local bus routes and local schools.

This property boasts three well-proportioned bedrooms, ideal for a growing family or those in need of a home office space.

The property boasts double-glazed windows that not only enhance the aesthetics of the property but also provide excellent insulation, keeping the house warm and energy-efficient. The gas central heating further adds to the warmth and comfort of the home, ensuring you stay cosy during the colder months.

Step outside to the paved rear garden, a tranquil space where you can enjoy al fresco dining, gardening, or simply unwind after a long day. The low-maintenance garden is perfect for those who appreciate outdoor space without the hassle of extensive upkeep.



Double glazed front door to

Entrance Porch

Tiled floor, door to

Storage Room

8'2" x 6'6" (2.49 x 2.00)

Power points

Entrance Hall

Built in cupboard, doors to

Lounge

18'4" x 11'0" (5.59 x 3.37)

Double glazed window to rear, feature electric fire, radiator, power points, unders stairs storage, leading to

Kitchen

15'11" x 6'10" (4.86 x 2.09)

Range of eye and base level storage units, work surfaces, 4 ring gas hob inset into work surface with over head extractor hood, built in electric oven, integrated microwave, integrated fridge, space and plumbing for washing machine, single drainer one and a half bowl sink unit, radiator, double glazed window and door to

Conservatory

17'0" x 6'3" (5.19 x 1.91)

Tiled floor, wall mounted electric heater, double glazed windows and door to

Stairs to first floor

Built in cupboard, doors to

Bedroom 1

13'8" x 9'2" (4.18 x 2.81)

Double glazed window to rear, original wood flooring, radiator, PowerPoint.

Bedroom 2

13'7" x 8'11" (4.15 x 2.74)

Double glazed window to rear, original wood flooring, radiator, built-in wardrobe, built-in cupboard.

Bedroom 3

10'9" x 8'0" (3.30 x 2.45)

Dual aspect double glazed windows to side and front, radiator, PowerPoint.

Bathroom

White suite consisting of panel enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, fully tiled walls, radiator, double glazed window to front.

Separate WC

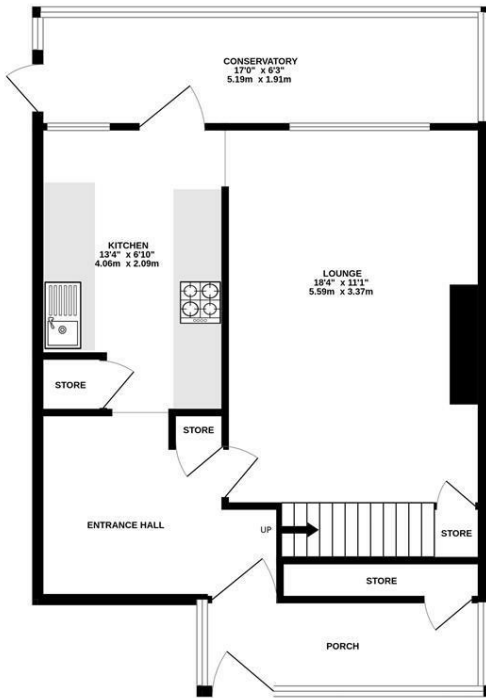
Level WC, window to front.

Rear Garden

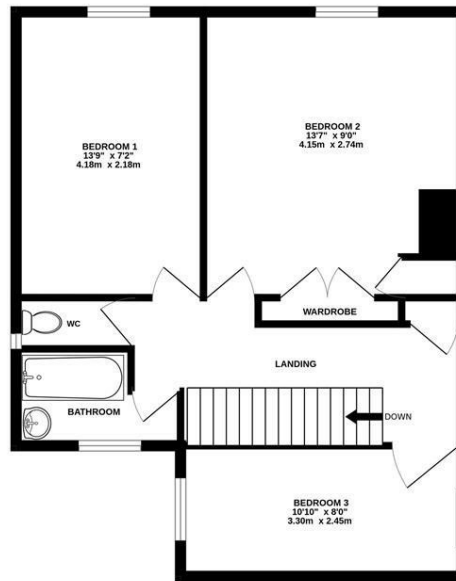
Fully paved garden with flower and shrub borders, hardstanding for shed, side gate



GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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