



49 Thorndike Avenue, Northolt, UB5 5LB

£495,000

EVANS
& COMPANY

Thorndike Avenue Northolt

- 3 Bedroom Terraced House
- Utility Room
- Double Glazed
- Off Street Parking for 2 Cars
- Gas Central Heating
- Private Rear Garden

Welcome to this charming terraced family home located in Northolt. This property boasts three good-sized bedrooms, perfect for a growing family or those in need of extra space.

As you step inside, you'll be greeted by a L. Shaped reception room, kitchen, utility room, bathroom and the 3 good size bedrooms

The property features a private rear garden, and Additionally, the off-street parking for two cars provides convenience and peace of mind for homeowners with vehicles.

Porch

Doors to

Entrance Hall

Stairs to first floor, laminate wood floor, double glazed window to front, door to



L Shaped Lounge / Diner

16'3" (widest) x 18'3" (longest) (4.97

(widest) x 5.58 (longest))

Double glazed bay window to front, TV point, radiators, double glazed windows to rear, laminate, wood floor, door to

Kitchen

8'10" x 7'3" (2.70 x 2.21)

Modern range of eye and base level storage units, roll edge work surfaces, single drainer stainless steel sink unit with mixer taps, built in electric oven with four ring gas hob in set into work surface, overhead, extractor hood, fully tiled floors tiled, splash back double glazed window and door to rear garden, leading to

Utility Room

9'6" x 7'3" (2.92 x 2.21)

Modern range of storage units, space for fridge freezer, space and plumbing for washing machine, fully tiled floors, tiled walls

Stairs first floor

Built in storage, access hatch to loft space, doors to

Bedroom 1

14'9" x 9'0" (4.52 x 2.75)

Double glazed window to front, radiator, PowerPoint.

Bedroom 2

11'10" x 8'10" (3.63 x 2.71)

Double glazed window to rear, radiator, PowerPoint.

Bedroom 3

12'4" x 5'8" (3.78 x 1.75)

Double glazed window to front, radiator, laminate wood floor, PowerPoint.

Bathroom

Panel enclosed bath with mixer taps and shower attachment, vanity unit wash hand basin, radiator, fully tiled walls, fully tiled floors, double glazed window to rear.

Separate WC

Low level WC, with built-in wash hand basin, tiled floors, half tiled walls, double glazed window to rear.

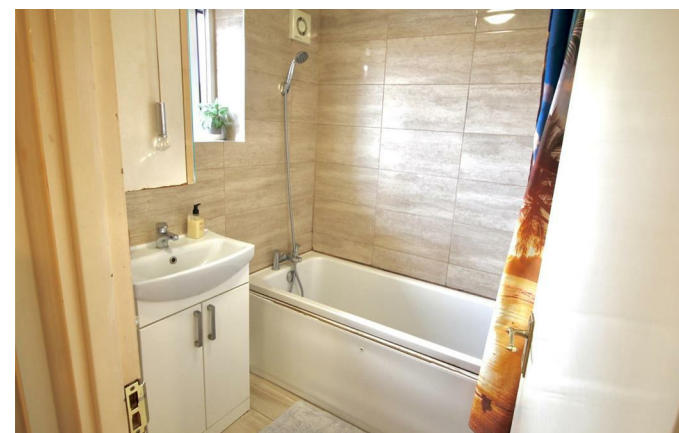
Outside

Front

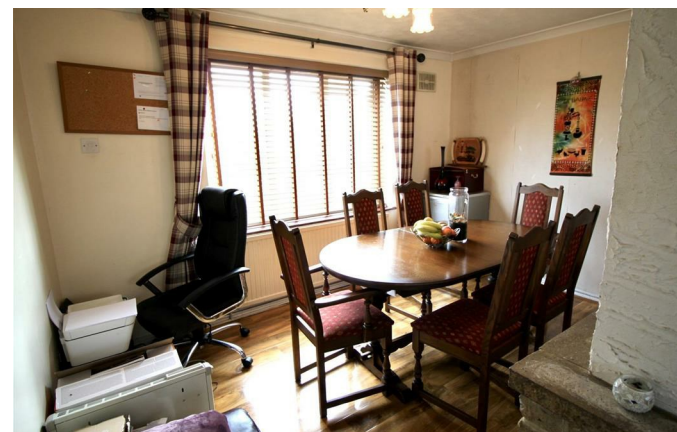
Paved driveway providing off street parking for two cars

Rear

Patio area leading to lawn area pathway leading to hard standing for timber shed, fully enclosed by panel fencing



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	79

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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	