

Eskdale Avenue Northolt UB5 5DJ

Price Guide: £625,000

Approximate Gross Internal Area
Ground Floor = 52.3 sq m / 563 sq ft
First Floor = 41.1 sq m / 442 sq ft
Second Floor = 22.0 sq m / 237 sq ft
Garage = 14.1 sq m / 152 sq ft
Total = 129.5 sq m / 1,394 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.

Freehold
London Borough of Ealing
Council tax band E - £2,613.77
EPC- E

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Bennett Holmes are pleased to offer this extended, well presented four bedroom semi detached house situated in a residential location in Northolt. The property is within 0.5 miles of Northolt's shopping and transport facilities to include the Central Line Tube Station. Also within easy reach is the A40 in and out of London and local schools. Other benefits include a rear extension, loft conversion, a through lounge, four bedrooms, three W.C's, gas central heating, double glazed windows, off street parking, a garage access via shared drive and no upper chain.



- FOUR BEDROOMS
- SEMI DETACHED HOUSE
- EXTENDED TO THE REAR AND LOFT CONVERTED
- THREE W.C'S
- GAS CENTRAL HEATED AND DOUBLE GLAZED WINDOWS
- OFF STREET PARKING
- GARAGE ACCESSED VIA SHARED DRIVE
- NO UPPER CHAIN

**Eskdale Avenue
Northolt
UB5 5DJ**

Price Guide: £625,000



Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with a door to the through lounge. The through lounge has doors to the kitchen and is open plan to the extended dining room. The dining room has a door to the rear garden. The kitchen is fitted with wall and base level units, a sink and drainer, an integrated four ring gas hob with an overhead extractor hood and electric oven and there is plumbing for a washing machine. Stairs lead to the first floor landing with doors to three bedrooms and a WC. The master bedroom has an en suite.

Stairs lead to the second floor landing with doors to another double bedroom and a shower room.

Outside the property is a rear garden and a garage which is accessed via a shared drive. To the front is off street parking.

