

# Bournemead Avenue

Northolt • Middlesex • UB5 6PX  
Offers In Excess Of: £500,000



coopers  
est 1986

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Nestled away in a peaceful spot, this three bedroom semi detached home offers plenty of space and comfort throughout, as well as the potential to extend the property (subject to the necessary planning permissions) to create the perfect family home. The property, situated on Bournemead Avenue, is just a short walk from popular local schools, handy transport links and convenient shops. A viewing of this charming home is recommended as soon as possible.

Semi detached

Three bedrooms

Living room

Kitchen/ Dining room

Family bathroom

Downstairs WC

Garden

Off street parking

Garage

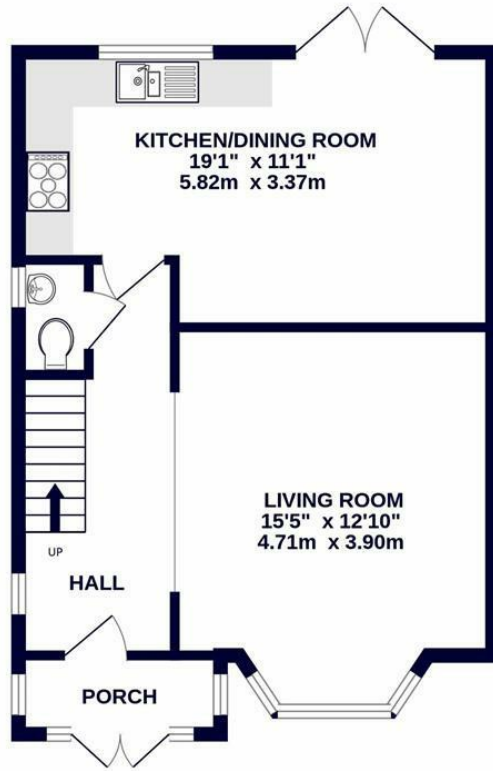
Quiet location

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.

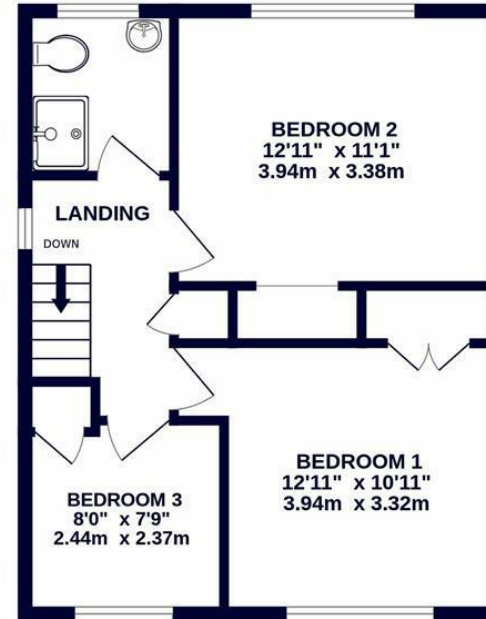




GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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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71 Victoria Road, Ruislip Manor,  
Middlesex, HA4 9BH  
ruislipmanor@coopersresidential.co.uk

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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.