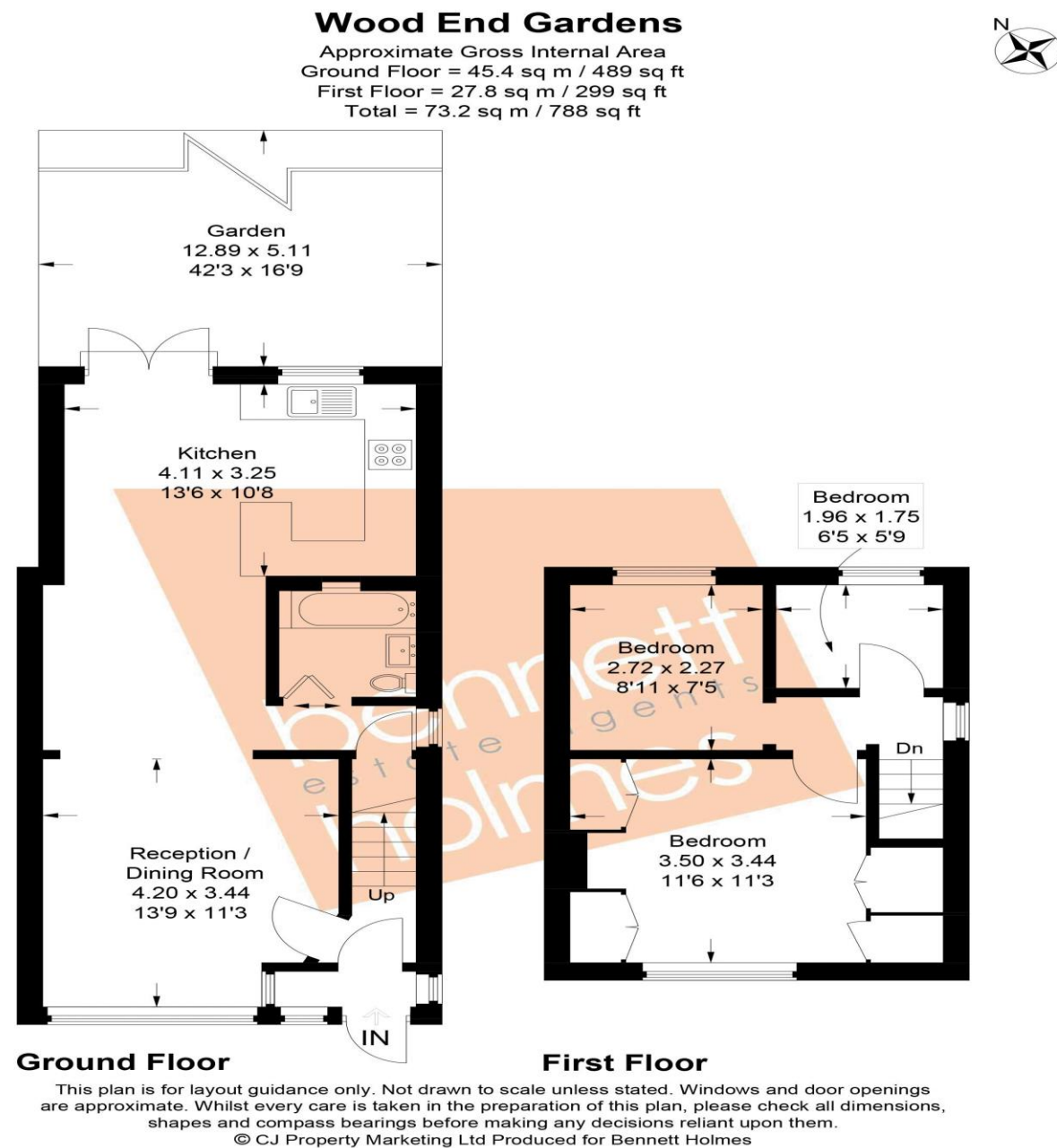


Wood End Gardens Northolt UB5 4QN

Price Guide: Offers in Excess of £500,000



Freehold
London Borough of Ealing
Council tax band D
Council tax £2,041PA
EPC- D

NORTHOLT OFFICE

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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 well presented, extended, two/ three bedroom semi detached house situated in a residential location in Northolt. The property is within easy reach of local shops, parks, schools and is within 0.5 miles to Northolt Park's Chiltern Railway Line Station. The property is also within 0.8 miles to Sudbury Hill's shopping and transport facilities to include the Piccadilly line station. Other benefits include a through lounge, open plan kitchen/ diner, a rear extension, gas central heating, double glazed windows and off street parking.



- TWO / THREE BEDROOMS
- SEMI DETACHED HOUSE
- EXTENDED TO THE REAR
- DOWNSTAIRS BATHROOM
- WELL PRESENTED THROUGHOUT
- 0.5 MILES TO NORTHOLT PARK STATION
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS

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Accommodation

The accommodation briefly comprises a front porch opening to the entrance hall with a door to the through lounge. The through lounge is open plan to the extended kitchen/ diner and has a door to the downstairs bathroom. The modern kitchen is fitted with wall and base level units, a sink and drainer, an integrated 5 ring gas hob with an overhead extractor hood and integrated electric oven, there is space for a fridge/ freezer and tumble dryer. There is plumbing for a washing machine and patio doors to the rear garden. Stairs lead to the first floor landing with doors to two bedrooms and office room. There are two double bedrooms and one single bedroom/ office. The master bedroom has fitted wardrobes.

Outside the property is a rear garden which measures approx. 45 ft and is mainly laid to lawn with a patio area.

To the front of the property is off street parking for two cars.

