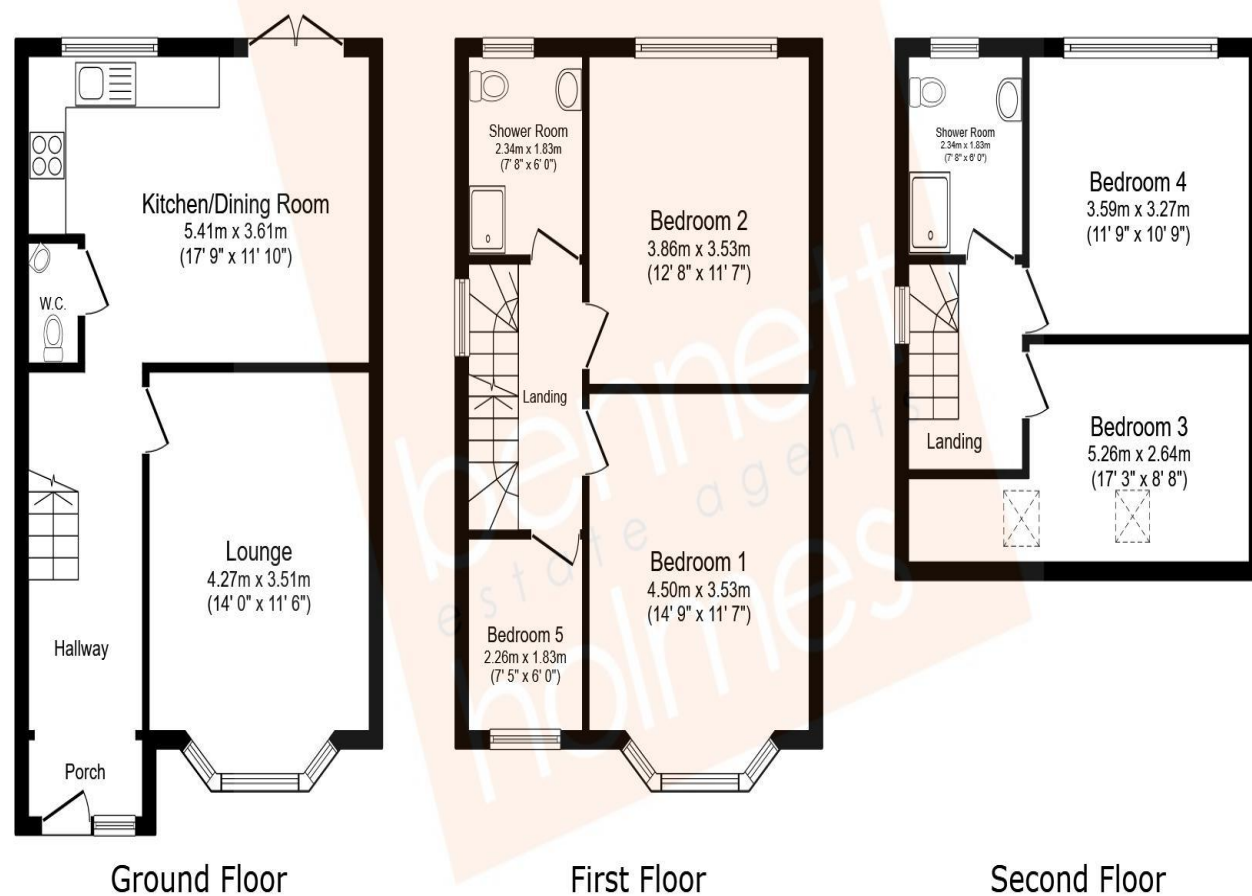


Petts Hill Northolt UB5 4NN

Price Guide: £640,000



Total floor area: 116.6 sq.m. (1,255 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

NORTHOLT OFFICE

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Freehold
Borough of Ealing
Council Tax Band D- £2041
EPC- C

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 newly refurbished, extended 5 bedroom semi detached house. The property is located within 0.3 miles to Northolt Park's National Rail Station. Within 0.6 miles to Northolt's Central Line Tube Station and within 1.0 miles to South Harrows Piccadilly Line Tube Station. Local shops, schools and bus routes are also close by. Other benefits include a new modern kitchen and new two modern bathrooms, downstairs WC, gas central heating and double glazed windows. There is potential to extend the property further STPP, off street parking and no upper chain.



- FIVE BEDROOMS
- SEMI DETACHED
- EXTENDED
- NEWLY REFURBISHED
- TWO BATHROOMS
- ADDITIONAL DOWNSTAIRS WC
- OFF STREET PARKING
- NO UPPER CHAIN

**Petts Hill
Northolt
UB5 4NN**

Price Guide: £640,000



Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the front aspect reception room, the downstairs WC and opens to the rear aspect kitchen/ diner. The new modern kitchen is fitted with wall and base level units, a sink and drainer, an integrated 4 ring electric hob with an overhead extractor hood and integrated electric oven. There is plumbing for a washing machine and there are double glazed patio doors to the rear garden.

Stairs lead up to the first floor landing with doors to three bedrooms and a modern bathroom.

Stairs lead up to the second floor landing with doors to two further bedrooms and a further modern bathroom.

Outside the property is a rear garden which is mainly laid to lawn with a patio area.

To the rear are two wooden storage sheds. There is a wooden gate to the side providing side access.

To the front of the property is off street parking.

The property underwent a comprehensive refurbishment in 2023, including: new kitchen, new bathrooms, loft conversion, double glazing throughout, external wall insulation, new boiler, full rewiring.

