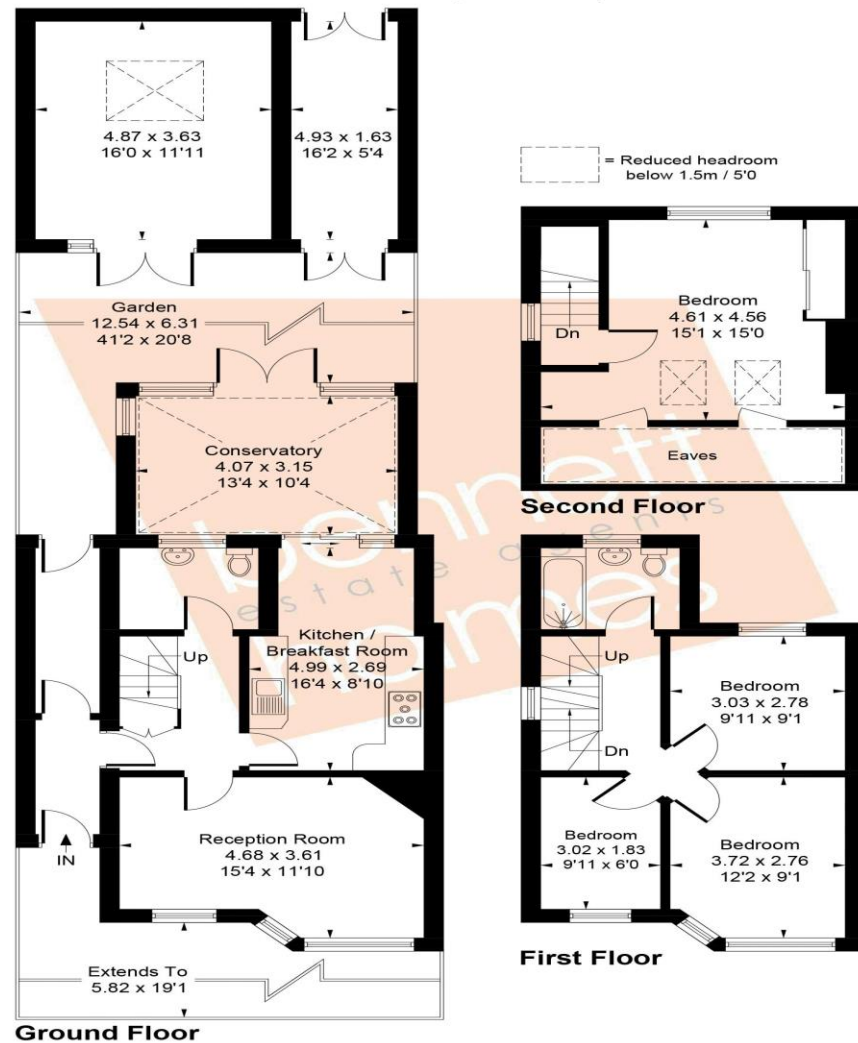


Clauson Avenue

Approximate Gross Internal Area
 Ground Floor = 62.77 sq m / 676 sq ft
 First Floor = 34.88 sq m / 375 sq ft
 Second Floor (Excluding Eaves) = 21.38 sq m / 230 sq ft
 Outbuildings = 25.80 sq m / 278 sq ft
 Total = 144.83 sq m / 1559 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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Freehold
 Borough of Ealing
 Council tax band D - £2,139
 EPC- D

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.

Clauson Avenue Northolt UB5 4PR

Price Guide: £575,000



Bennett Holmes are pleased to offer this extended, four bedroom semi detached house situated in a residential location. The property is within easy reach of local shopping and transport facilities to include Northolt Park's Chiltern Railway Line Station (0.3 miles), as well as local schools, bus routes and parks. Also within 0.9 miles is South Harrows shopping and transport facilities to include the Piccadilly Line Station and Northolt's Central Line Station is 1.0 mile away. Other benefits include a loft conversion, conservatory, downstairs WC, outbuilding at the rear of the garden, off street parking, potential to extend the property STPP and no upper chain.



- FOUR BEDROOMS
- SEMI DETACHED HOUSE
- LOFT CONVERTED
- CONSERVATORY
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- OFF STREET PARKING
- NO UPPER CHAIN

**Clauson Avenue
Northolt
UB5 4PR**

Price Guide: £575,000



Accommodation

The accommodation briefly comprises a front door opening to the side of the property with a door to the rear garden and a side door to the property. The side door opens to the entrance hall with doors to the front aspect reception room, kitchen/ diner and the downstairs WC. The modern kitchen/ diner is fitted with wall and base level units, a sink, a gas cooker point with an overhead extractor hood, plumbing for a washing machine, space for a fridge/ freezer and has sliding doors to the conservatory. From the conservatory there are double glazed patio doors to the rear garden. Stairs lead to the first floor landing with doors to three bedrooms and the bathroom. Stairs lead to the second floor landing with a door to the master bedroom. Outside the property is a rear garden which measures approx. 42 ft which is mainly laid to lawn with a patio area. To the rear of the garden is an outbuilding which can be used for gym/office/storage. To the front of the property is off street parking.

