



Hazelmere Road, Northolt - UB5 6UW
£475,000



LAWRENCE RAND



Key Features & Description

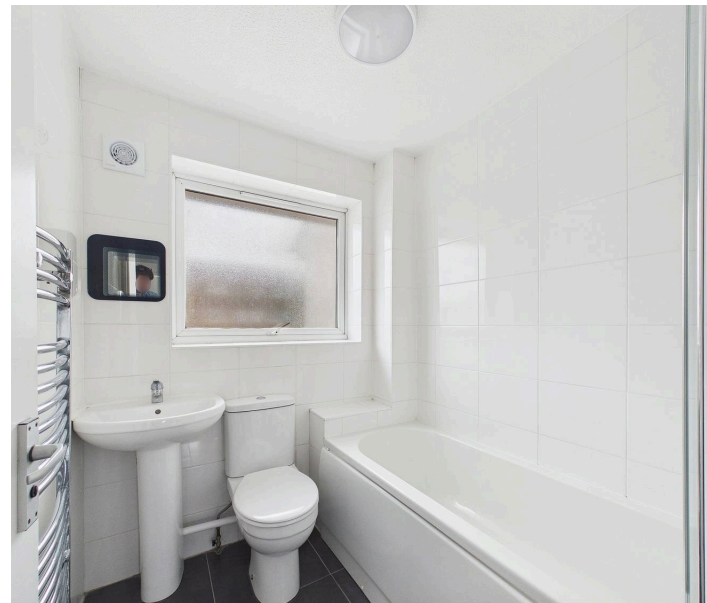
- Three Bedrooms
- Garage
- Garden
- Chain Free
- Ground Floor Wc

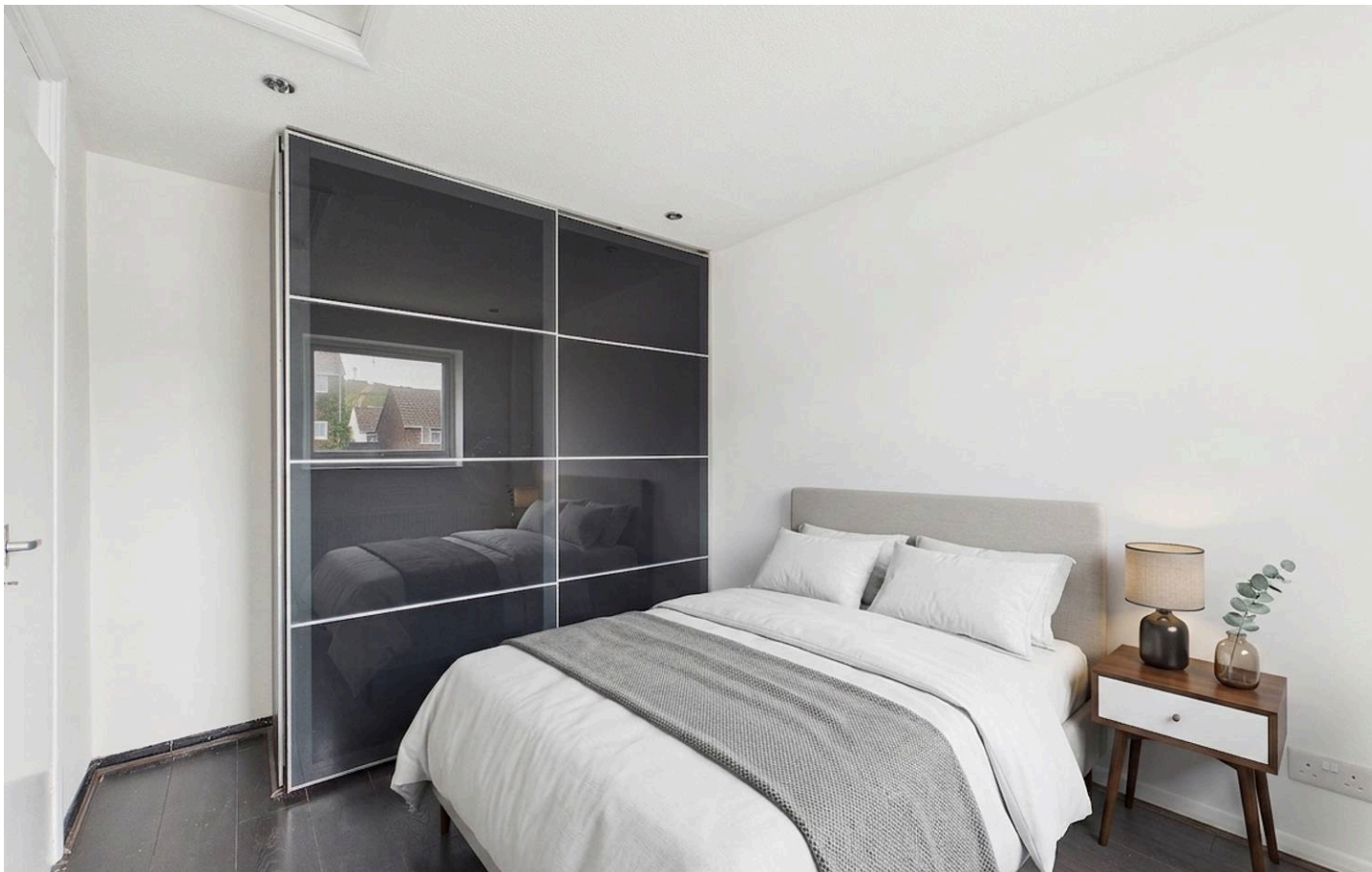
Situated on Hazelmere Road in Northolt, this well-designed three-bedroom home offers comfortable living space arranged across two floors and is ideal for families, first-time buyers, or those seeking a practical layout with excellent functionality.

The ground floor welcomes you with a defined entrance leading into a spacious open-plan living area that creates a bright and versatile setting for everyday living and entertaining. The kitchen is positioned conveniently with direct access from the main living space, offering a practical cooking and dining environment. A hallway provides access to a separate WC and stairs to the upper floor, helping maintain a smooth flow throughout the home. Upstairs, the property features three well-proportioned bedrooms arranged around a central landing, creating a sense of privacy and separation from the main living areas. The layout is completed by a family bathroom, making the home suitable for modern family life.

Combining a thoughtful floor plan, comfortable accommodation, and a desirable Northolt location, this property presents a fantastic opportunity to enjoy convenient suburban living with access to local amenities, transport links, schools, and green spaces.

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Nearest Stations

Northolt Station – approx 0.8 miles

Greenford Station – approx 1.2 miles

Northolt Park Station – approx 1.5 miles

Verified Material Information:

Council Tax band: D

EPC Energy Efficiency Rating: TBC

Suppliers:

Electricity supply: Mains,

Water supply: Mains water,

Sewerage: Mains

Heating: Gas central heating

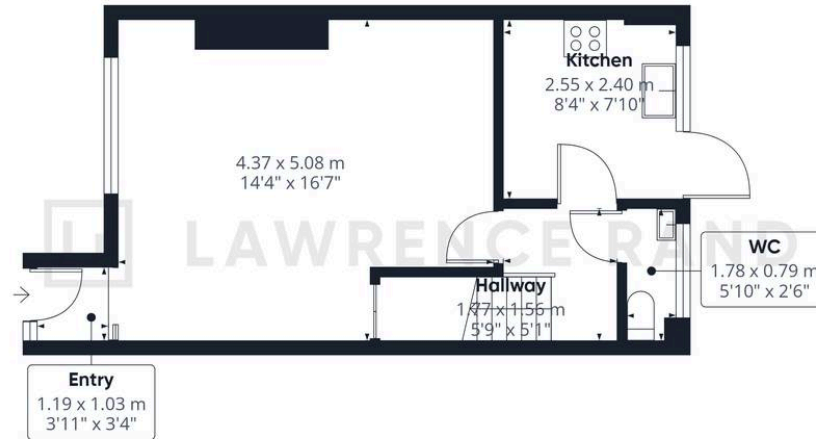
Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

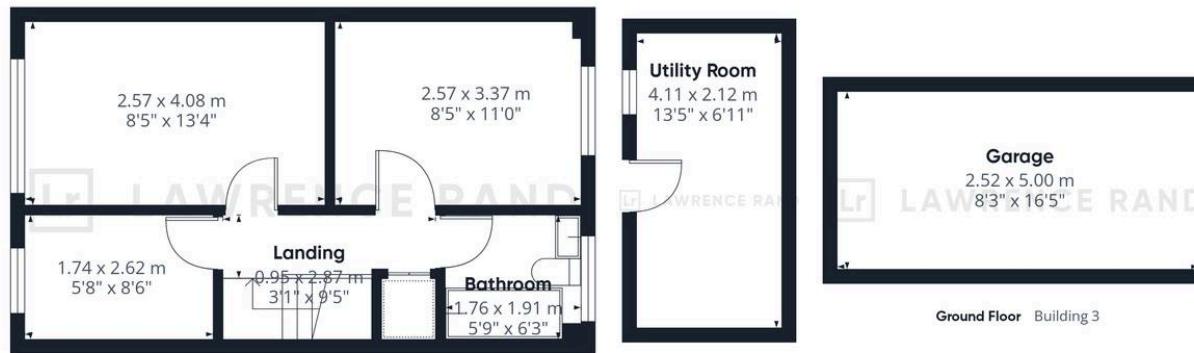
Mobile coverage: O2 - Excellent, Vodafone -

Excellent, Three - Excellent, EE - Excellent





Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

Ground Floor Building 3

Approximate total area^m
83.6 m²
900 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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