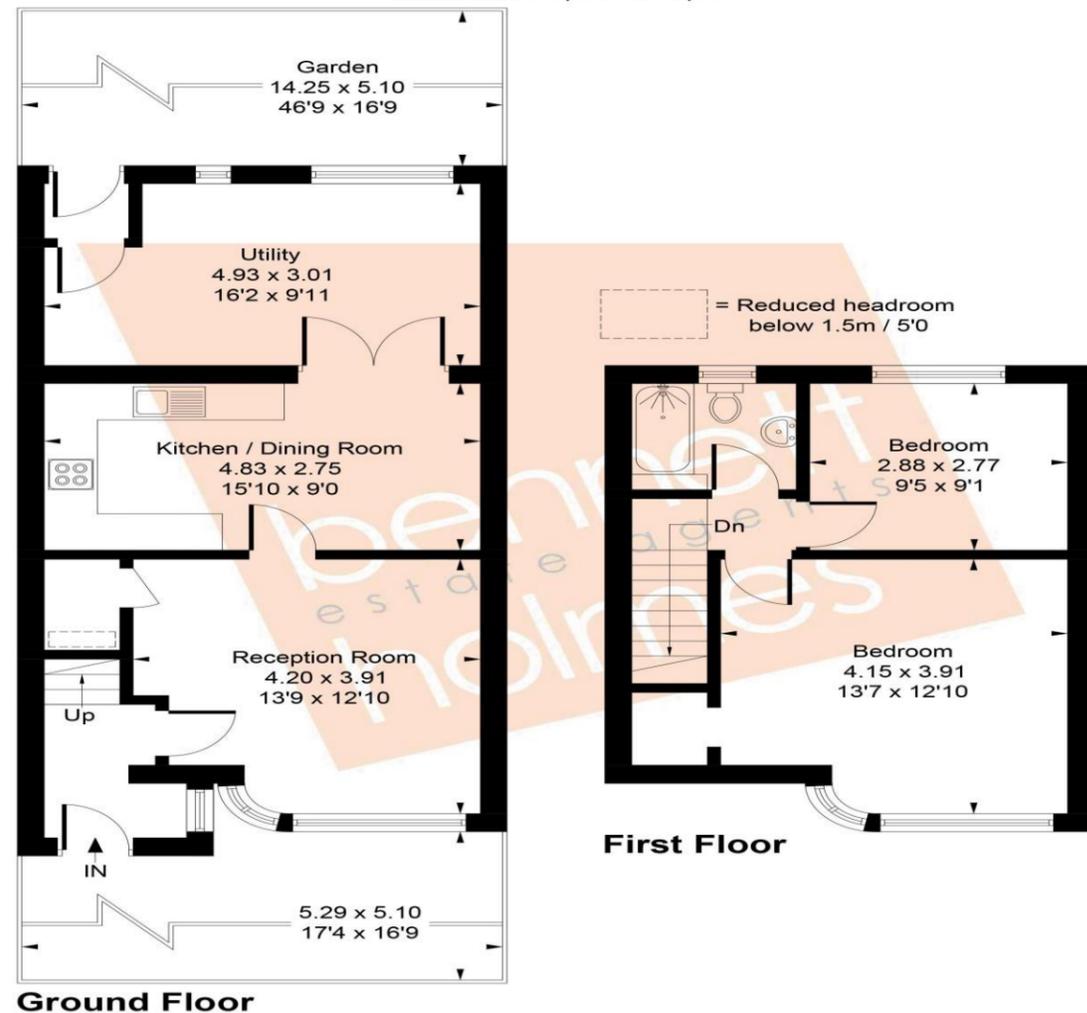


## Gonville Crescent Northolt UB5 4SH

Price Guide: £475,000

### Gonville Crescent

Approximate Gross Internal Area  
Ground Floor = 51.36 sq m / 553 sq ft  
First Floor = 32.93 sq m / 354 sq ft  
Total = 84.29 sq m / 907 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  
London Borough of Ealing  
Council tax band C- £1814  
EPC =D

NORTHOLT OFFICE

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sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto: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 two bedroom terraced house situated in a residential crescent in Northolt. The property is within easy reach of the local shopping and transport facilities in Oldfields Circus and Mandeville Road to include the Central Line Station (0.6 miles). Local bus routes and local schools are also close by. Other benefits include modern kitchen and bathroom, conservatory, front and rear gardens, gas central heating, double glazed windows, potential to extend STPP and off street parking.



- TWO DOUBLE BEDROOMS
- TERRACE HOUSE
- MODERN KITCHEN AND BATHROOM
- CONSERVATORY
- OFF STREET PARKING
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- POTENTIAL TO EXTEND STPP.
- 0.6 MILES TO NORTHOLT TUBE STATION

**Gonville Crescent  
Northolt  
UB5 4SH**

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**Accommodation**

The accommodation briefly comprises a front door opening to the entrance hall with a door to the front aspect lounge. From the lounge there is a door to the modern fitted kitchen/ diner. All with laminate flooring, The kitchen is fitted with wall and base level units, a sink and drainer, a 4 ring gas hob with an overhead extractor hood, integrated grill and oven. From the kitchen there are patio doors to the conservatory with a door to the rear garden. Stairs lead to the first floor landing with doors to two double bedrooms and the family bathroom. Outside the property is a rear garden measuring approx 50 ft. which is mainly laid to lawn with a patio area. To the front of the property is off street parking.

