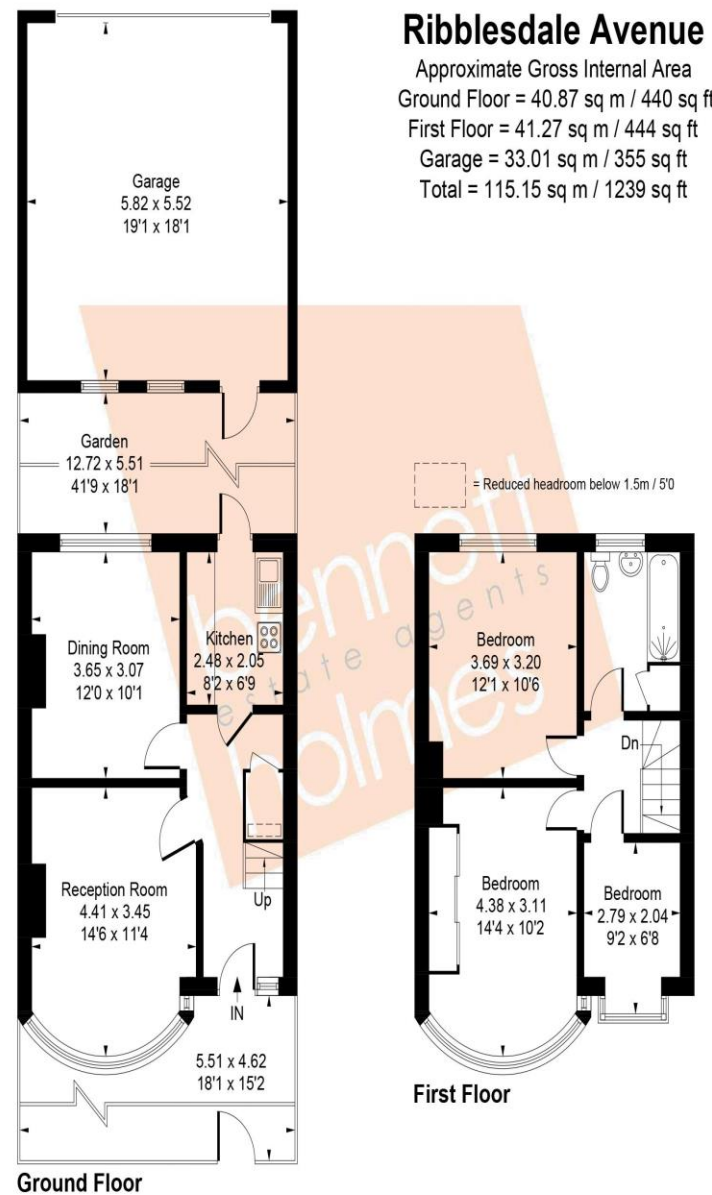


Ribblesdale Avenue Northolt UB5 4NH

Price Guide: £510,000



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 purchase.

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Freehold
London Borough of Ealing
Council Tax Band D- £2,138.53
EPC- C

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.



Bennett Holmes are pleased to offer this three bedroom mid terrace house situated in a residential location in Northolt. The property is situated within 0.3 miles to Northolt's main shopping and transport facilities to include the Central Line Station. Also within 0.6 miles to Northolt Park with its Chiltern Railway Line Station. Local bus routes and schools are also close by. Other benefits include potential to extend the property STPP, two reception rooms, gas central heating, double glazing, front and rear gardens. There is a garage at the rear which can be accessed via the gated rear service road. There is also the advantage of no upper chain.



- THREE BEDROOMS
- MID TERRACE HOUSE
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- GARAGE AT THE REAR
- 0.3 MILES TO NORTHOLT CENTRAL LINE TUBE STATION
- POTENTIAL TO EXTEND THE PROPERTY STPP.

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Northolt
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Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the front reception room, the rear reception room and the kitchen. The kitchen is fitted with wall and base level units, a sink and drainer, a gas cooker point, plumbing for a washing machine, space for an undercounter fridge/freezer and there is a door to the rear garden.

Stairs lead to the first floor landing with doors to three bedroom and the bathroom. There are two double bedrooms and one single 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 a garage which can be accessed via the rear, gated service road.

To the front of the property is a front garden.

A new Worcester Bosch boiler was installed in November 2023 and has a 10 year guarantee.

There is potential to extend the property STPP.

