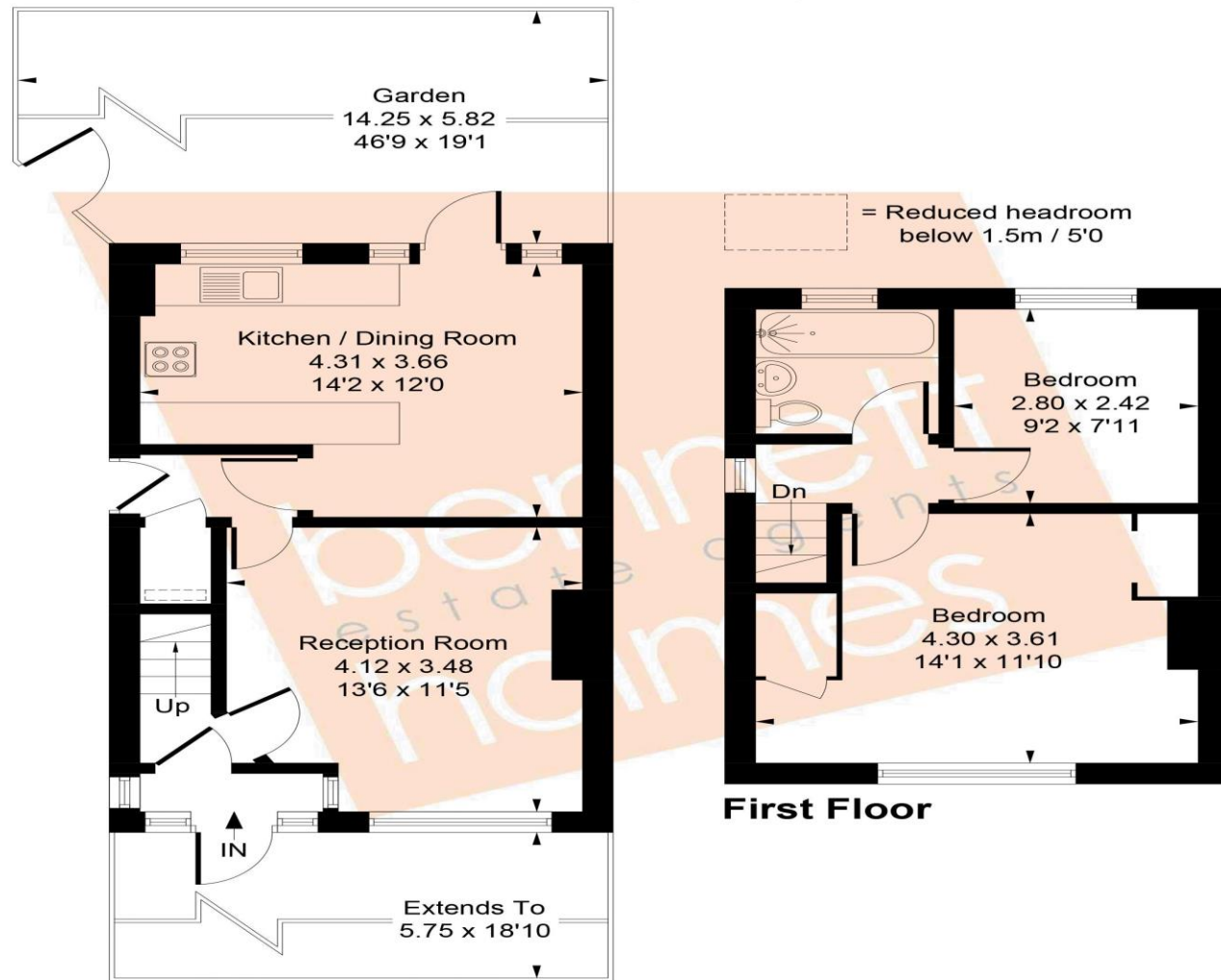


## Wood End Gardens Northolt UB5 4QN

Price Guide: £469,500

### Wood End Gardens

Approximate Gross Internal Area  
Ground Floor = 34.86 sq m / 375 sq ft  
First Floor = 28.49 sq m / 307 sq ft  
Total = 63.35 sq m / 682 sq ft



#### Ground Floor

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 - £2041  
EPC =D

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

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 semi detached house situated in a residential location in Northolt. The property is within easy reach of local shops, parks, schools, bus routes and is within 0.5 miles to Northolt Park's Chiltern Railway Line Station. The property is also within 0.8 miles to Sudbury Hill's shopping and transport facilities to include the Piccadilly line station. Other benefits include gas central heating, double glazed windows, off street parking, potential to extend the property STPP and no upper chain.



- TWO BEDROOMS
- SEMI DETACHED HOUSE
- POTENTIAL TO EXTEND STPP.
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- 0.5 MILES TO NORTHOLT PARK STATION
- OFF STREET PARKING
- NO UPPER CHAIN

## Wood End Gardens Northolt UB5 4QN

**Price Guide:** £469,500



### Accommodation

The accommodation briefly comprises an entrance hallway leading into the front aspect living room. The living room leads into a lobby area which has an under stairs storage cupboard, a door to the side and a door to the kitchen/ diner. The kitchen is fitted with wall and base level units, a gas cooker point, plumbing for a washing machine and space for a fridge/ freezer. There is space for a dining room table/ chairs and there is a double glazed patio door to the rear garden. Stairs lead up to the first floor landing with doors to two bedrooms and the bathroom which comprises of a three piece white suite. Outside the property is an approximately 70' rear garden which is mainly laid to lawn and has a patio area and to the front is off street parking.

