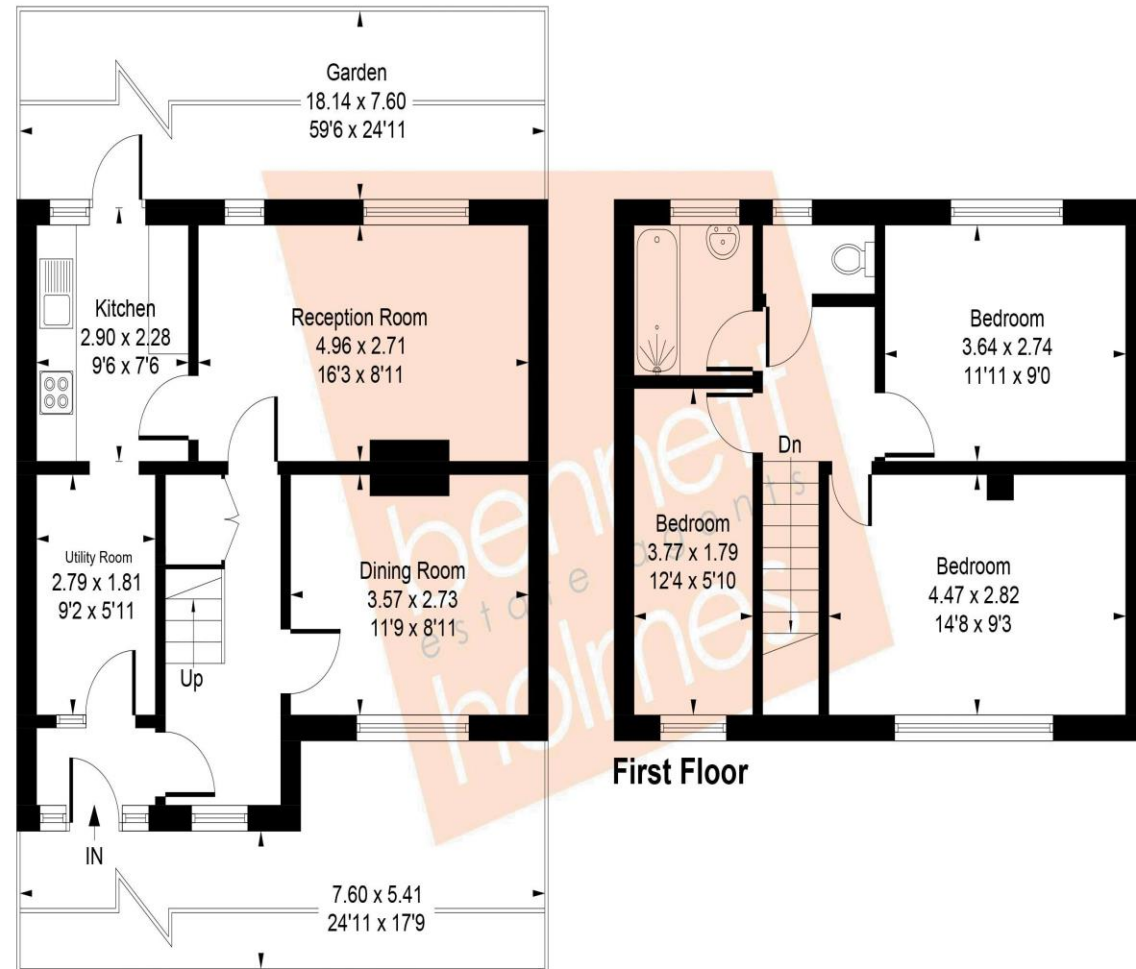


Rubens Road

Approximate Gross Internal Area
Ground Floor = 46.69 sq m / 503 sq ft
First Floor = 42.46 sq m / 457 sq ft
Total = 89.15 sq m / 960 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 purchase.

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NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

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

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.

Rubens Road Northolt UB5 5JH

Price Guide: £500,000



Bennett Holmes are delighted to present this spacious three bedroom mid-terrace family home, ideally situated in a popular residential location in Northolt. Conveniently positioned within easy reach of local shopping facilities, well-regarded schools, the A40 and Northolt Station (Central Line), the property offers excellent transport links into Central London. Other benefits include a rear garden measuring approx. 90 ft, gas central heating, double glazing, two reception rooms, a utility room and off street parking. There is potential to extend the property STPP and no upper chain.



- SPACIOUS THREE-BEDROOM MID TERRACE FAMILY HOME
- SEPARATE DINING ROOM
- FITTED KITCHEN WITH SEPARATE UTILITY ROOM
- APPROXIMATELY 90FT PRIVATE REAR GARDEN
- OFF STREET PARKING
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- POTENTIAL TO EXTEND (STPP)
- NO UPPER CHAIN

**Rubens Road
Northolt
UB5 5JH**

Price Guide: £500,000



Accommodation

The ground floor comprises separate entrances to the utility room and the entrance hall, the latter benefitting from a useful storage cupboard, together with a bright and generously proportioned lounge, a separate dining room, and a fitted kitchen featuring a range of wall and base units, ample work surfaces, an inset sink, a gas cooker point and space for appliances. The kitchen also provides access to the utility room, which offers additional storage and practical workspace, along with direct access to the rear garden.

Upstairs, the property offers three well-proportioned bedrooms, a family bathroom and a separate WC.

Externally, the property benefits from off-street parking to the front and a private rear garden extending to approximately 90ft, mainly laid to lawn with a patio area, making it ideal for entertaining or family enjoyment.

Subject to the usual planning permissions, there is excellent potential to extend the property, making it an ideal purchase for first-time buyers, growing families or buyers looking to add value.

The property is offered to the market with no upper chain.

