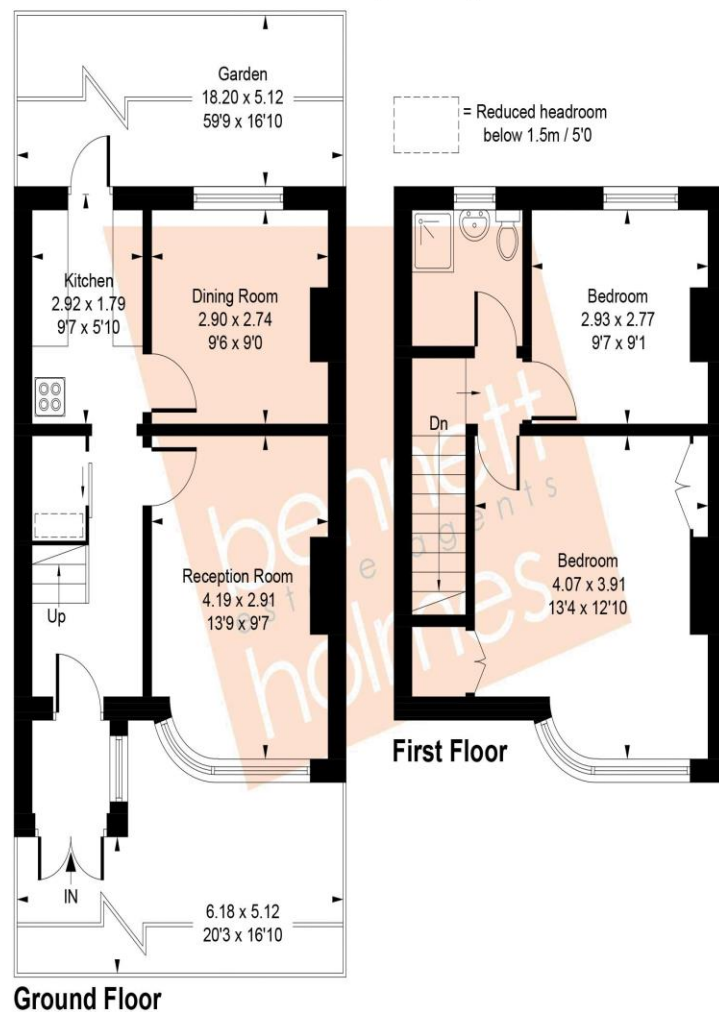


### Girton Close

Approximate Gross Internal Area  
Ground Floor = 35.26 sq m / 380 sq ft  
First Floor = 32.92 sq m / 354 sq ft  
Total = 68.18 sq m / 734 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 purchase.

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NORTHOLT OFFICE

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

### Girton Close Northolt UB5 4SY

Price Guide: £465,000



Bennett Holmes are pleased to offer this two bedroom mid terrace house situated in a residential close in Northolt. The property is located within 0.7 miles to Northolt's main shopping and transport facilities to include the Central line tube station. The shopping facilities in Oldfields Circus, local bus routes and local schools are also close by. Other benefits include two reception rooms, gas central heating and double glazing. There is a rear garden measuring approx. 60 ft, potential to extend the property STPP and no upper chain.

**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.



- TWO BEDROOMS
- MID TERRACE HOUSE
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- POTENTIAL TO EXTEND STPP
- OFF STREET PARKING
- 0.7 MILES TO NORTHOLT TUBE STATION

**Girton Close  
Northolt  
UB5 4SY**

**Price Guide: £465,000**



**Accommodation**

The accommodation briefly comprises a front porch opening to the front door. The front door opens to the entrance hall with doors to two reception rooms 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 a fridge/ freezer and there is a double glazed door to the rear garden. Stairs lead up to the first floor landing with doors to two bedrooms and the bathroom.

Outside the property is a rear garden which measures approx. 60 ft. Which is mainly laid to lawn with a patio area. To the front of the property is off street parking.

