

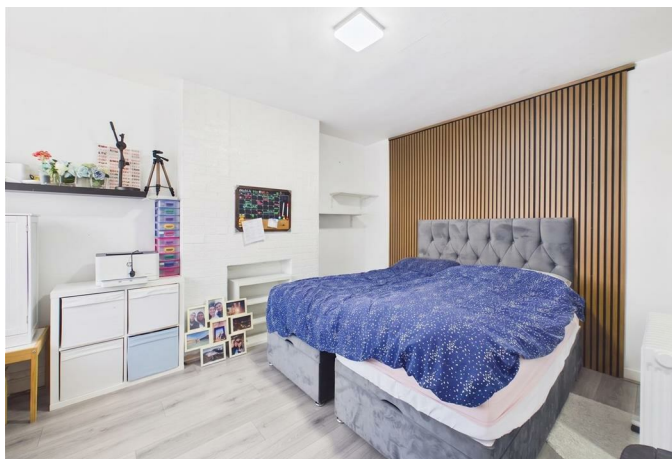


Gonville Crescent, Northolt, UB5 4SJ  
£500,000



Gibson Honey are delighted to present to the market this well-proportioned three bedroom family home situated on the popular Gonville Crescent in Northolt. Offering bright and spacious accommodation throughout, the property briefly comprises: welcoming entrance hallway, generous living room, fitted kitchen, three good size bedrooms and a family bathroom. Further benefits include double glazing, gas central heating, a private rear garden and off-street parking.

Perfectly positioned within easy reach of Northolt's shopping facilities, highly regarded local schools and excellent transport links including Northolt Station (Central Line), a number of bus routes and the A40 providing swift access to Central London and the Home Counties. An ideal purchase for first-time buyers, growing families or investors alike.



### ENTRANCE PORCH

Front aspect double glazed frosted glass door, downlighting, laminate flooring.

### ENTRANCE HALL

Front aspect front door, front aspect double glazed frosted glass window, radiator, laminate flooring, under-stair storage cupboard.

### DOWNSTAIRS BEDROOM

Front aspect double glazed suntrap-style window, laminate flooring, radiator.

### KITCHEN/ BREAKFAST ROOM

Range of base and eye level units, stainless steel sink with drainer, five ring gas hob with extractor hood, laminate flooring, radiator, boiler, integrated oven, room for fridge-freezer and other appliances.

### LIVING AREA

Rear aspect double glazed bi-folding doors, laminate flooring, skylight x2, spotlights

### FIRST FLOOR LANDING

Access to loft hatch, doors to:

### BEDROOM ONE

Front aspect double glazed suntrap-style window, picture rail, radiator.

### FAMILY BATHROOM

Rear aspect double glazed frosted glass window, panel enclosed bath with wall mounted shower, vanity unit incorporating wash hand basin, tiled walls, laminate flooring.

### BEDROOM TWO

Rear aspect double glazed window, picture rail, radiator.

### GARDEN

Decking area, artificial grass, shed.

### COUNCIL TAX

London Borough of Ealing - Band D - £2,138.53

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

### DISTANCE TO STATIONS

Northolt (0.8 Miles) Central line



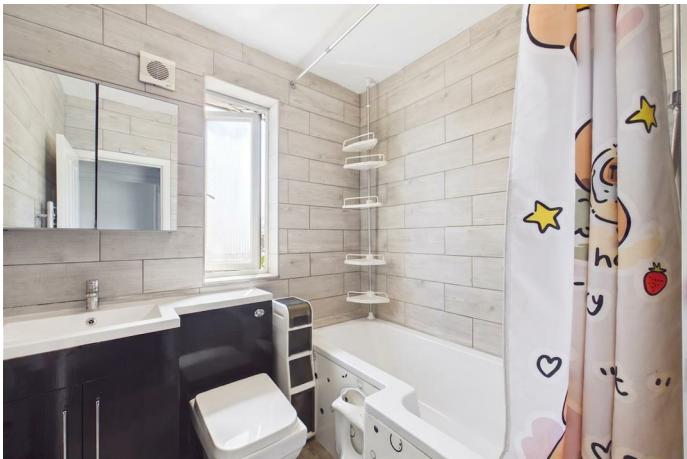
73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

T: 01895 699077

ruislipmanor@gibsonhoney.co.uk

www.gibsonhoney.co.uk

| Energy Efficiency Rating                           |                            |                                                                                     |
|----------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                                    | Current                    | Potential                                                                           |
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                     |
| (92 plus) <b>A</b>                                 |                            |                                                                                     |
| (81-91) <b>B</b>                                   |                            |                                                                                     |
| (69-80) <b>C</b>                                   |                            |                                                                                     |
| (55-68) <b>D</b>                                   |                            |                                                                                     |
| (39-54) <b>E</b>                                   |                            |                                                                                     |
| (21-38) <b>F</b>                                   |                            |                                                                                     |
| (1-20) <b>G</b>                                    |                            |                                                                                     |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                     |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |



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