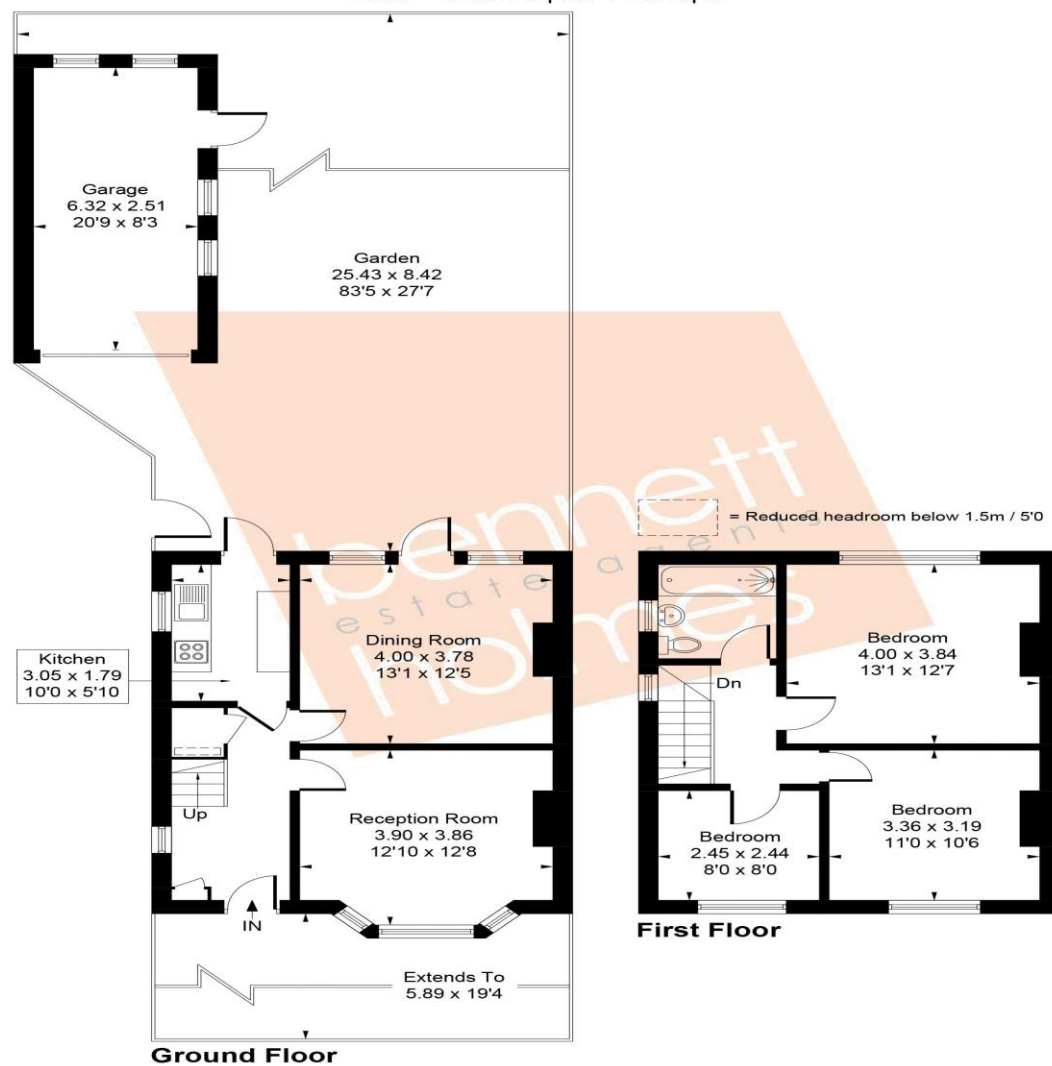


## Halsbury Road East Northolt UB5 4PU

Price Guide: £570,000

### Halsbury Road East

Approximate Gross Internal Area  
Ground Floor = 45.16 sq m / 486 sq ft  
First Floor = 43.50 sq m / 468 sq ft  
Garage = 16.15 sq m / 174 sq ft  
Total = 104.81 sq m / 1128 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 purchaser.  
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Freehold  
London Borough of Ealing  
Council tax band D- £2041  
EPC =D

NORTHOLT OFFICE

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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 three bedroom semi detached house situated in a residential location in Northolt. The property is located within 0.4 miles to Northolt Park's Nation rail station. 0.7 miles to South Harrows shopping and transport facilities to include the Piccadilly line station. Local bus routes and local schools are also close by. Other benefits include two reception rooms, gas central heating, double glazed windows and a rear garden measuring approx. 85 ft. Off street parking, a garage which is accessed via shared drive, there is potential to extend the property to the rear/ loft STPP and no upper chain.



- THREE BEDROOMS
- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS
- A REAR GARDEN MEASURING APPROX 85 FT.
- OFF STREET PARKING
- POTENTIAL TO EXTEND THE PROPERTY STPP.
- NO UPPER CHAIN

**Halsbury Road East  
Northolt  
UB5 4PU**

**Price Guide: £570,000**



### Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to two reception rooms, a storage cupboard and the kitchen. The rear reception room has double glazed patio doors to the rear garden. The kitchen is fitted with wall and base level units, a sink and drainer, an integrated 4 ring gas hob with an overhead extractor hood and electric oven. There is plumbing for a washing machine, space for a fridge/ freezer and a double glazed patio door to the rear garden. Stairs lead to the first floor landing with doors to three bedrooms and the bathroom. There are two double bedrooms and one single bedroom.

Outside the property is a rear garden measuring approx 85 ft. Which is mainly laid to lawn with a patio area. There is a garage which is accessed via the shared drive. To the front of the property there is off street parking. There is potential to extend the property to the rear/ loft STPP.

