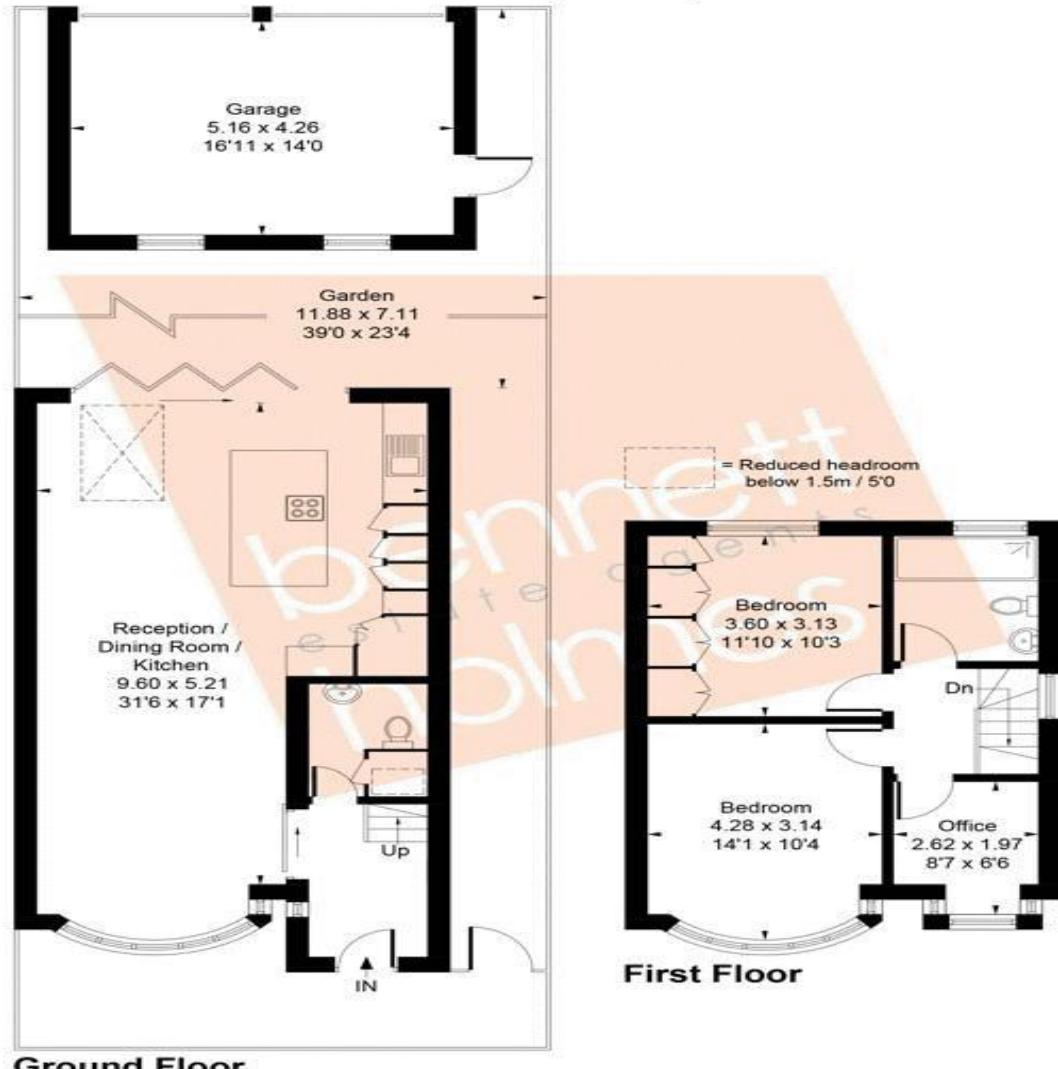


## Ribblesdale Avenue Northolt UB5 4NH

Price Guide: Offers in Excess of £600,000

### Ribblesdale Avenue

Approximate Gross Internal Area  
Ground Floor = 56.23 sq m / 605 sq ft  
First Floor = 39.68 sq m / 427 sq ft  
Garage = 22.52 sq m / 243 sq ft  
Total = 118.43 sq m / 1275 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.

#### 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 fully modernised, extended, three bedroom end of terraced house situated in a residential location in Northolt. The property is situated within 0.3 miles to Northolt's main shopping and transport facilities to include the Central Line Station. Also within 0.7 miles to Northolt Park with its Chiltern Railway Line Station. The property is offered in excellent decorative order throughout. Other benefits include; an open plan through lounge/ extended modern kitchen/ diner, downstairs W.C, modern bathroom, gas central heating, double glazed windows, a garage at the rear and no upper chain.



- THREE BEDROOMS
- END OF TERRACE HOUSE
- EXTENDED TO THE REAR
- FULLY MODERNISED
- OPEN PLAN LIVING SPACE
- DOWNSTAIRS WC
- 0.3 MILES TO NORTHLAND CENTRAL LINE TUBE STATION
- NO UPPER CHAIN

**Ribblesdale Avenue**  
**Northolt**  
**UB5 4NH**

**Price Guide:** Offers in Excess of £600,000



## Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the modern downstairs WC and the through lounge. The through lounge is open plan to the extended modern kitchen/ diner. The kitchen is fitted with wall and base level units as well as an island, a sink, integrated fridge/ freezer, integrated electric hob and integrated dishwasher and coffee machine. From the kitchen there are tri folding doors to the rear garden.

Stairs lead to the first floor landing with doors to three bedrooms and the family bathroom. There are two double bedrooms and one single bedroom.

Outside the property are front and rear gardens. The rear garden measures approx. 40 ft which is mainly laid to artificial grass with a patio area. To the rear of the garden is a garage which can be accessed via the rear gated service road. To the front of the property is a paved front garden.

