



Rushdene Crescent, Northolt, UB5 6NG

CHARRISON DAVIS OFFER FOR SALE this spacious 3 DOUBLE BEDROOM terraced house providing excellent potential to extend to the rear and into the loft stpp. Situated close to the much favored St. Raphael's Catholic Primary School, local shops and transport links for Northolt station (central line for London), Ealing, A40 London, Hayes-by-Pass to Heathrow/M4 London, Uxbridge, Southall and 15mins approx drive to Hayes Town (Elizabeth line underground station-Paddington 20 minutes). The property has gas central heating and double glazed windows, an entrance hall, lounge with connecting door to a separate dining room and a kitchen also to the dining room. Upstairs has 3 double bedrooms, bathroom, separate toilet and loft space suitable for conversion stpp. Outside has a good sized 70' approx rear garden, side access gate, brick storage shed and an outside toilet (needs replacing). To the front is your own drive.

Guide Price £535,000

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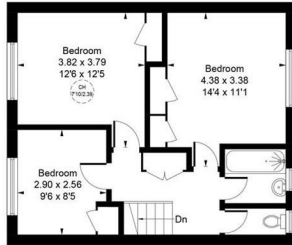


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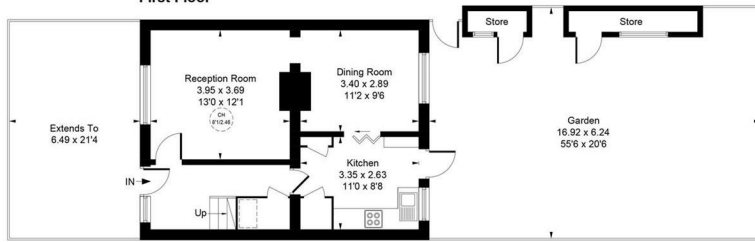
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Approximate Gross Internal Area = 93.12 sq m / 1002 sq ft
Stores = 3.24 sq m / 35 sq ft
Total = 96.36 sq m / 1037 sq ft



First Floor

CH = Ceiling Height
= Reduced headroom below 1.5m / 5'0"



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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	61	81
England & Wales	EU Directive 2002/91/EC	

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