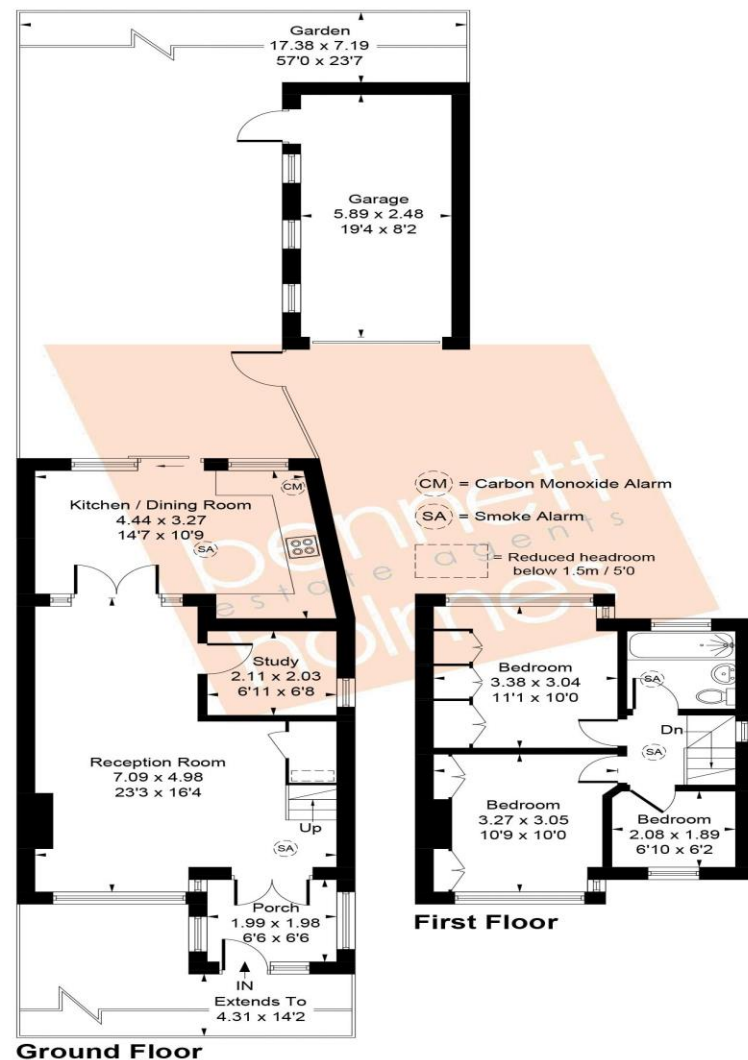


### Wood End Gardens, Northolt, Middlesex

Approximate Gross Internal Area  
 Ground Floor = 54.30 sq m / 585 sq ft  
 First Floor = 31.90 sq m / 343 sq ft  
 Garage = 15.14 sq m / 163 sq ft  
 Total = 101.34 sq m / 1091 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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NORTHOLT OFFICE

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sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

London Borough of Ealing  
 Council Tax Band D- £2,138.53  
 Unfurnished  
 Available now  
 EPC- C

**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.

### Wood End Gardens Northolt UB5 4QH

Price Guide: Monthly Rental Of £2,300



Bennett Holmes are pleased to offer this extended three bedroom semi detached house situated in a residential location in Northolt. The property is within easy reach of local shops, parks, schools and is within 0.6 miles to Northolt Park's Chiltern Railway Line Station. The property is also within 0.6 miles to Sudbury Hill's shopping and transport facilities to include the Piccadilly line station. Other benefits include a through lounge, downstairs study and an extended kitchen/ diner. The property has gas central heating, double glazing, a rear garden measuring approx. 60 ft, a garage accessed via shared drive and there is off street parking. The property is offered unfurnished and is available now.



- THREE BEDROOMS
- EXTENDED SEMI DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- DOWNSTAIRS STUDY ROOM
- GARAGE ACCESSED VIA SHARED DRIVE
- OFF STREET PARKING
- UNFURNISHED
- AVAILABLE NOW

## Wood End Gardens Northolt UB5 4QH

**Price Guide:** Monthly Rental Of £2,300



### Accommodation

The accommodation briefly comprises a front porch opening to the front door opening to the through lounge. With a door to the downstairs study room and doors to the extended kitchen/ diner. The kitchen is fitted with wall and base level units, an integrated 4 ring gas hob with an overhead extractor hood and electric oven. There is a washing machine, fridge/ freezer and patio doors to the rear garden.

Stairs lead up 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 there is a rear garden which measures approx. 60 ft. Which is mainly laid to lawn with a patio area.

To the side of the property is a garage is accessed via the shared drive.

To the front of the property is off street parking.

