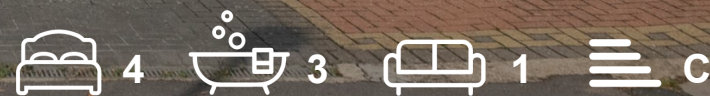


ALLDAY  
& MILLER



Wood End Lane, Northolt, UB5 4JN  
£600,000





Wood End Lane, Northolt, UB5 4JN

**£600,000**

- Three / Four Bedrooms
- Three Bathrooms
- Ideal Family Home
- Excellent Condition Throughout
- Generous Private Rear Garden
- Prime Location
- Private Driveway
- Semi Detached House
- Moments From Northolt Park Station
- Catchment Area For Excellent Schools

## Description

Coming through the front door, we enter the hallway, with the staircase ahead and the main living space to our left.

The reception, dining room and kitchen run from the front of the house through to the rear, measuring approximately 22 feet by 14 feet at their widest points. The bay window gives definition to the front seating area, while the open layout allows the living and dining spaces to connect with the kitchen.

The kitchen sits at the rear, with direct access to the garden. There is also a ground-floor shower room with a WC, accessed from the hallway.

Heading upstairs, the first floor has two main bedrooms. The front bedroom features a bay window and measures approximately 13 feet 5 inches by 10 feet 10 inches at its widest points. The rear bedroom overlooks the garden and measures approximately 10 feet 3 inches by 8 feet 8 inches.

There is a further room at the front, which can be used as a bedroom or utility room. At approximately 7 feet 1 inch by 6 feet 8 inches, it is a more compact space that could also lend itself to a study, depending on your requirements. The family bathroom completes this floor.

Continuing to the second floor, we come to the largest bedroom, measuring approximately 17 feet 7 inches by 16 feet 10 inches at its maximum points. It has an adjoining shower room and access to eaves storage, with some reduced headroom as shown on the plan.

Finally, stepping outside, the rear garden measures approximately 86 feet 8 inches by 22 feet 1 inch. At the far end is a separate cabin measuring approximately 12 feet 7 inches by 8 feet 6 inches a useful additional space to explore depending on how you would like to use it.

## Situation

Wood End Lane is conveniently positioned for local shops, schools and transport connections. Nearby Northolt Park station provides Chiltern Railways services towards London Marylebone, while Northolt Underground station offers Central line connections into central London. The A40 is also readily accessible, linking with the M40 and wider motorway network.

Nearby schools include Greenwood Primary School, Wood End Primary School and Islip Manor High School, formerly Northolt High School. The shops and food outlets at Oldfields Circus cater for everyday essentials, with further amenities around Northolt station. Local parks and open spaces add to the area's appeal for families.



**Wood End Lane, Northolt, UB5**

Approximate Area = 1065 sq ft / 98.9 sq m  
Cabin = 110 sq ft / 10.2 sq m  
Total = 1175 sq ft / 109.1 sq m  
(Excluding Eaves & Void)  
For identification only - Not to scale

**Ground Floor**

Reception / Dining Room / Kitchen  
6.76 max x 4.39 max  
22'2 x 14'5

Garden  
26.42 x 6.72  
86'8 x 22'1

Cabin  
3.83 x 2.58  
12'7 x 8'6

5.77 x 5.70  
18'11 x 18'8

Up

**Second Floor**

Bedroom  
5.37 max x 5.14 max  
17'7 x 16'10

Dn

Eaves

**First Floor**

Bedroom  
3.13 x 2.63  
10'3 x 8'8

Bedroom  
4.10 max x 3.31 max  
13'5 x 10'10

Bedroom / Utility  
2.16 x 2.02  
7'1 x 6'8

Dn

Up

= Reduced headroom below 1.5m / 5'0

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026.  
Produced for Allday & Miller.

**ALLDAY & MILLER**  
estate agents

## A map of the Northolt Park area. A green pin is located on Wood End Ln, just south of its intersection with Sheridan Ter. Other streets shown include The Heights, Newmarket Ave, Pett's Hill, Southwell Ave, Wood End Ln, Whitton Ave W, Keble Ct, Mandeville Parkway, Castle Rd, and Girton Rd. Landmarks include Northolt Park (marked with a red horse icon), Wood End West Recreation Ground, and a tree icon near Mandeville Parkway. The Google logo is in the bottom left, and 'Map data ©2026' is in the bottom right.

| Energy Efficiency Rating                                                                                                                                                                                                                                                                     | Current                         | Potential           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                     | Current                         | Potential           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | <p>Current</p> <p>Potential</p> | <p>88</p> <p>69</p> | <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> | <p>Current</p> <p>Potential</p> | <p>88</p> <p>69</p> |
| <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                                        |                                 |                     | <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                              |                                 |                     |

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