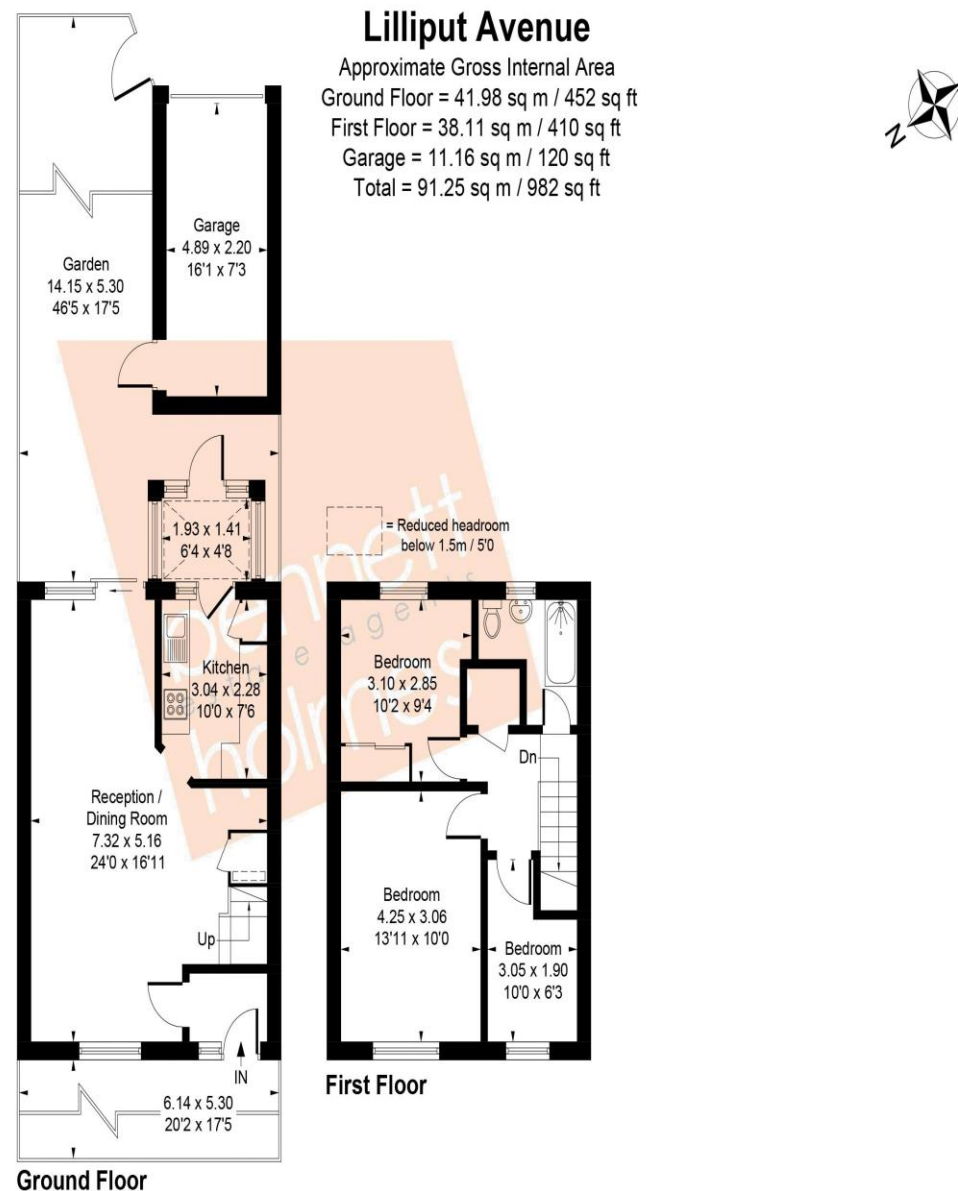


Lilliput Avenue Northolt UB5 5PZ

Price Guide: £485,000



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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NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

Freehold
London Borough of Ealing
Council Tax Band D- £2,138.53
EPC- D

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 terrace house situated in a residential location in Northolt. The property is located within 0.8 miles to Northolt's main shopping and transport facilities including the Central Line Tube Station. The A40, Hayes Bypass, local schools and local bus routes are also nearby. Other benefits include gas central heating, double glazing, a garage at the rear, front and rear gardens. There is also the advantage of no upper chain.



- THREE BEDROOMS
- MID TERRACE HOUSE
- FRONT AND REAR GARDENS
- GARAGE AT THE REAR
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- 0.8 MILES TO NORTHOLT TUBE STATION
- NO UPPER CHAIN

**Lilliput Avenue
Northolt
UB5 5PZ**

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Accommodation

The accommodation briefly comprises a front door to the entrance hall with a door to the living room. From the living room there is a door to the kitchen and patio doors to the rear garden. The kitchen is fitted with wall and base level units, a sink and drainer, an electric cooker point with an overhead extractor hood, space for a fridge/ freezer and a door to the conservatory. The conservatory has a double glazed door to the rear garden.

Stairs lead up 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 is a rear garden which measures approx. 46 ft which is mainly laid to lawn with a patio area. To the rear of the garden is a garage which is accessed via the rear service road.

To the front of the property is a front garden.

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

