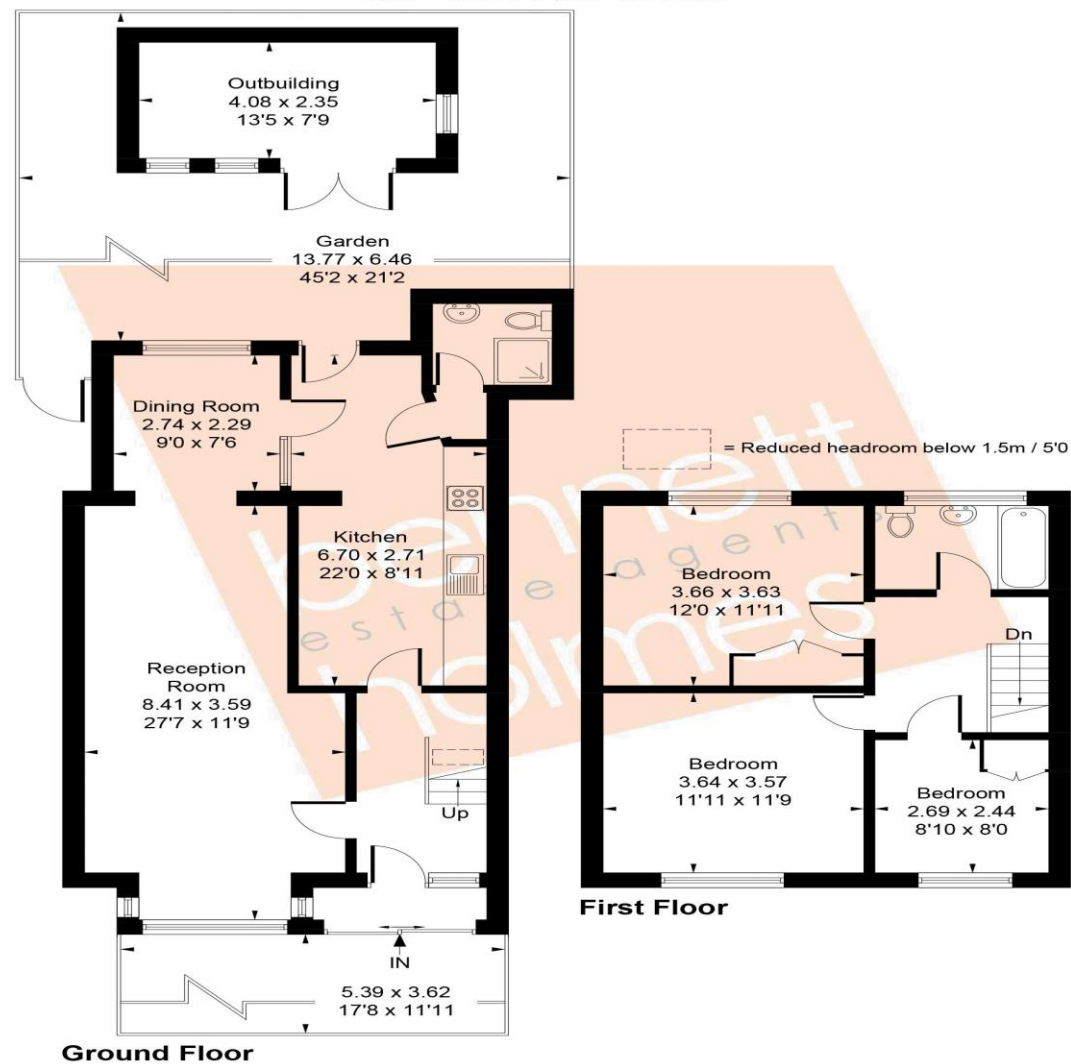


## Elm Tree Close Northolt UB5 6AP

Price Guide: £499,950

### Elm Tree Close, Northolt, Middlesex

Approximate Gross Internal Area  
Ground Floor = 64.47 sq m / 694 sq ft  
First Floor = 45.81 sq m / 493 sq ft  
Outbuilding = 9.95 sq m / 107 sq ft  
Total = 120.23 sq m / 1294 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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Freehold  
London Borough of Ealing  
Council Tax Band C  
Council tax £1,814 Pa  
EPC =D

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

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



Bennett Holmes are pleased to offer this three bedroom terrace house situated in a cul de sac location in Northolt. The property is located off the Kensington Road providing easy access to the A40 and the Hayes Bypass. The Northolt Central Line tube station is within 1.0 mile. Also close by are the Northala fields, local shops, local bus routes and schools. The property has been extended to the rear. Other benefits include two reception rooms, a through lounge, extended kitchen, two bathrooms, gas central heating, double glazed windows and no upper chain.

**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.



- THREE BEDROOMS
- MID TERRACE
- EXTENDED
- TWO BATHROOMS
- THROUGH LOUNGE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- NO UPPER CHAIN

**Elm Tree Close  
Northolt  
UB5 6AP**

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**Accommodation**

The accommodation briefly comprises a front porch opening to the front door opening to the entrance hall with doors to the front aspect through lounge and the extended kitchen. The through lounge has a square arch to the rear reception room, with a door to the kitchen. The kitchen is fitted with wall and base level units, a sink and drainer, an integrated four ring gas hob with an overhead extractor hood, plumbing for a washing machine and there is a door to the downstairs shower room and the rear garden. Stairs lead 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 is a rear garden measuring approx. 45 ft. Which is mainly laid to lawn. To the rear of the garden is an outbuilding. To the front of the property is a front garden.

