



**Belvue Road, Northolt – UB5 5HP**  
In Excess of £725,000 | Freehold

**Lr** **LAWRENCE RAND**



## Key Features & Description

- Five bedroom semi detached house
- Off street parking for two cars
- Extended family home
- Stunning condition throughout flooded with loads of natural light
- South Facing Garden
- Downstairs toilet & garage conversion, currently being used as an additional kitchen

This spacious five-bedroom semi-detached home offers versatile accommodation ideal for growing families. The ground floor features a bright through lounge and an extended kitchen/diner that opens into a conservatory overlooking the garden. A downstairs WC, utility room, and a converted garage provide added practicality and flexible living space.

Upstairs comprises five well-proportioned bedrooms and a family bathroom, offering ample room for larger households or home working. Externally, the property benefits from off-street parking for two vehicles and an impressive 120ft+ rear garden, perfect for outdoor living and entertaining. Subject to planning permission, there is excellent potential for a double storey side extension.

Conveniently located close to local schools, transport links, and amenities, this home presents a fantastic opportunity for buyers seeking space and future potential.

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## Nearest Stations

Northolt Underground Station – approx. 0.7 miles  
Northolt Park railway station – approx.  
0.9 miles South Ruislip station – approx. 1.6 miles

Belvue Road is a well-established residential street in Northolt, popular with families due to its convenience, green spaces, and excellent transport connections. The property is ideally positioned within easy reach of everyday amenities, including local shops, supermarkets, cafés, and healthcare facilities along nearby Church Road and Ruislip Road.

## Verified Material Information:

Council Tax band: E

EPC Energy Efficiency Rating: D

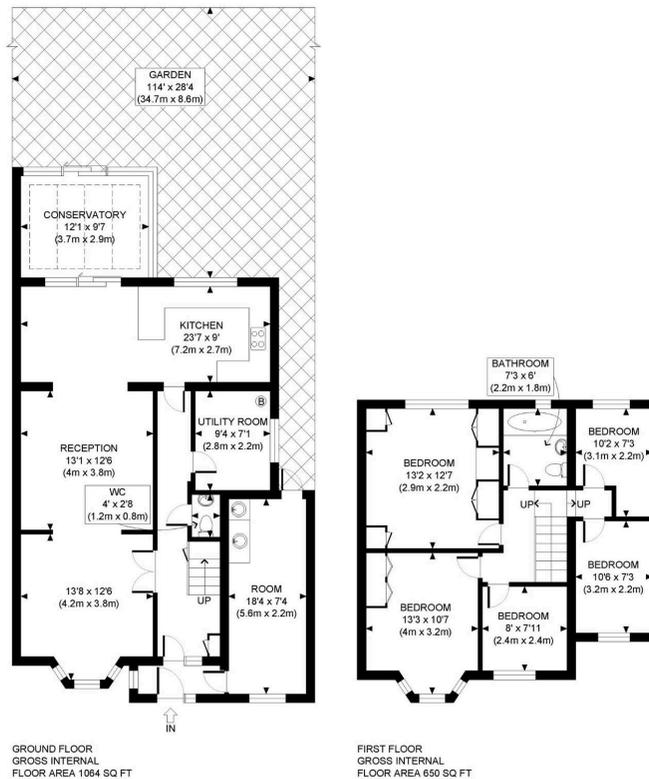
## Suppliers:

Electricity supply: Mains, Water supply: Mains  
water, Sewerage:  
Mains  
Heating: Gas central heating

## Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Excellent, Vodafone -  
Excellent, Three - Excellent, EE - Excellent





APPROX. GROSS INTERNAL FLOOR AREA: 1714 SQ FT/ 159 SQM



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PROPERTY PHOTO PLANS

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