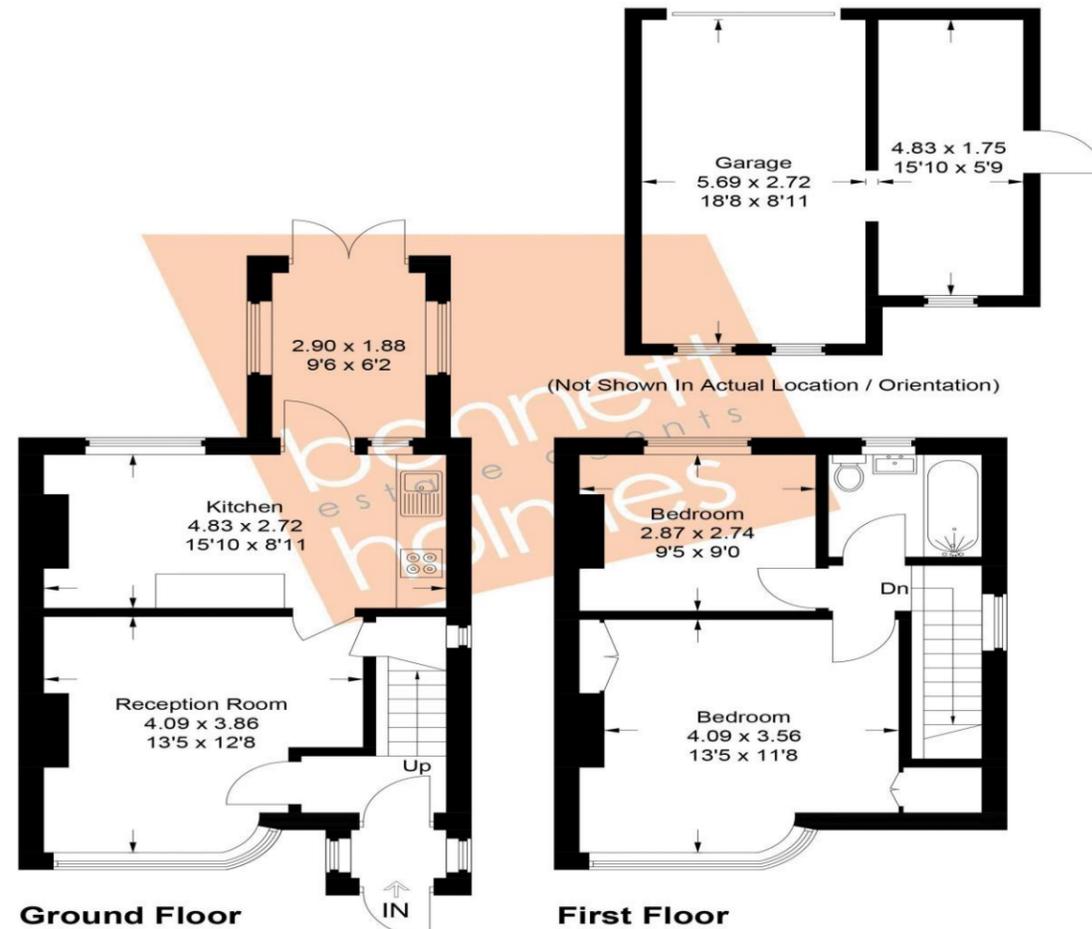


Carr Road Northolt UB5 4RL

Price Guide: £490,000

Carr Road
Approximate Gross Internal Area
Ground Floor = 39.9 sq m / 429 sq ft
First Floor = 32.3 sq m / 348 sq ft
Garage = 24.6 sq m / 265 sq ft
Total = 96.8 sq m / 1,042 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Freehold
London Borough of Ealing
Council Tax Band D
Council Tax £2,041 per annum
EPC =D

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

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 well presented, two bedroom end of terraced property situated in a popular residential location in Northolt. The property is within 0.3 miles of Northolt's main shopping and transport facilities including the Central line tube station. Also nearby are local schools, parks/ open spaces and the A40. Other benefits include an extended utility room, modern kitchen/ diner, gas central heating, double glazed windows, off street parking, garage at the rear accessed via the gated rear service road and there is potential to extend the property STPP.



- TWO BEDROOMS
- END OF TERRACED HOUSE
- EXTENDED UTILITY ROOM
- MODERN KITCHEN/ DINER
- GARAGE AT THE REAR
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- 0.3 MILES TO NORTHOLT CENTRAL LINE STATION

**Carr Road
Northolt
UB5 4RL**

Price Guide: £490,000



Accommodation

The accommodation briefly comprises an entrance hallway with stairs to the first floor and a door to the lounge. The lounge has a fireplace and a door onto the kitchen/ diner. The modern kitchen is fitted with wall and base level units, a sink and drainer, an electric cooker point, plumbing for a washing machine, space for a fridge/ freezer and there is a door to the extended utility room. The first floor landing has doors to the large master bedroom which is across the front of the house with built in cupboards, the second bedroom overlooking the rear and the family bathroom. Outside the property there is a rear garden which measures approximately 80' in length which is mainly laid to lawn with a patio area. There is a garage at the rear which is accessed via a gated service road. To the front of the property is off street parking. There is potential to extend the property STPP.

