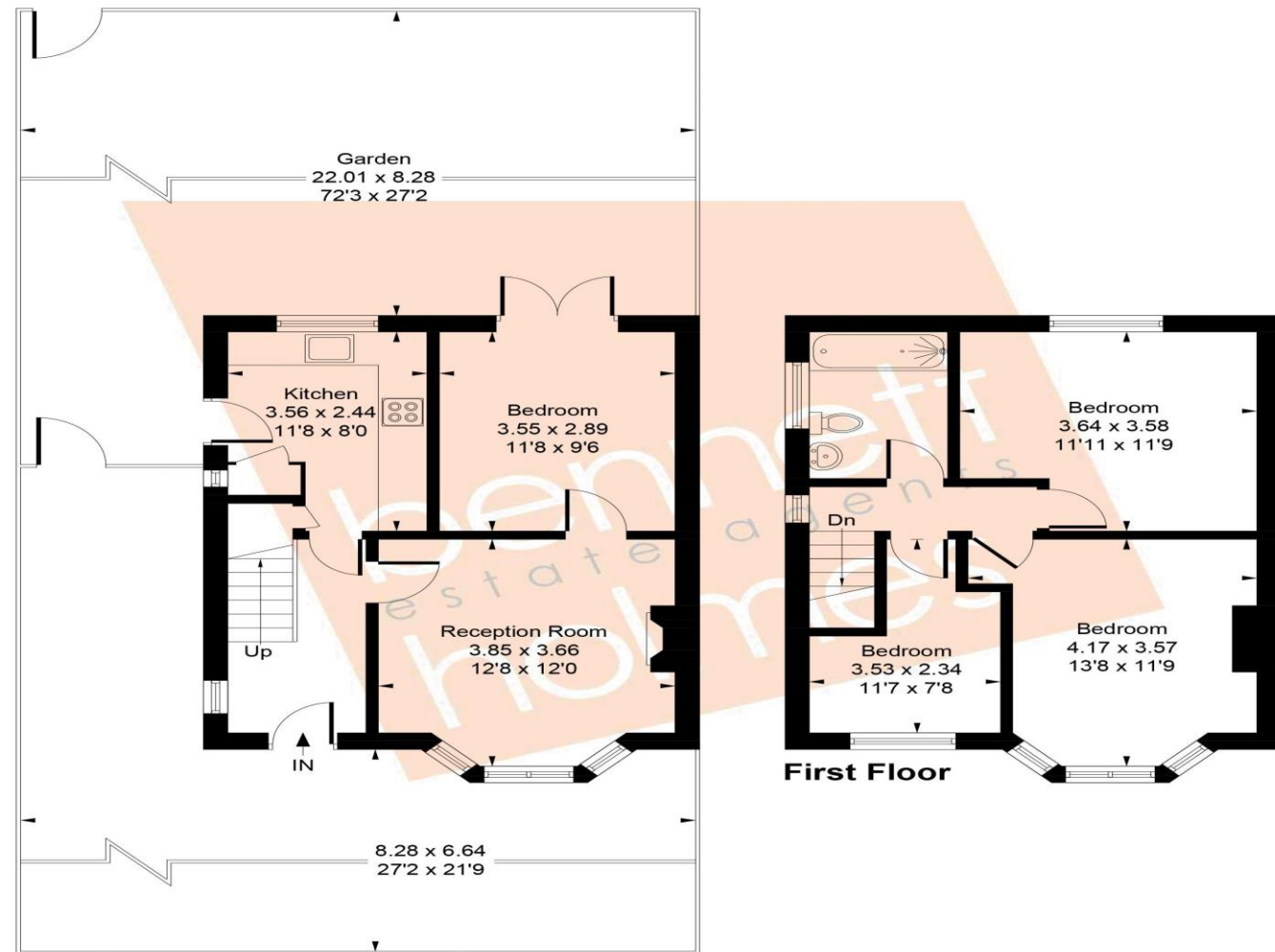


Laughton Road, Northolt

Approximate Gross Internal Area
Ground Floor = 41.59 sq m / 448 sq ft
First Floor = 40.95 sq m / 441 sq ft
Total = 82.54 sq m / 889 sq ft



Ground Floor

First Floor

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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NORTHOLT OFFICE

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sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

Freehold
Borough of Ealing
Council Tax Band D - £2041
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.

Laughton Road Northolt UB5 5LN

Price Guide: £580,000



Bennett Holmes are pleased to offer this well presented three bedroom semi detached house located in a residential location in Northolt. The property is within easy reach of the A40 and Hayes Bypass, local shops, bus links and schools. Other benefits include two reception rooms, modern kitchen and bathroom, gas central heating, double glazed windows. Potential to extend the property STPP to the rear, side and loft. A large rear garden, off street parking and no upper chain.



- THREE BEDROOMS
- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- MODERN KITCHEN AND BATHROOM
- POTENTIAL TO EXTEND TO THE SIDE, REAR AND LOFT
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- OFF STREET PARKING
- NO UPPER CHAIN

**Laughton Road
Northolt
UB5 5LN**

Price Guide: £580,000



Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the front reception room, rear reception room and kitchen. The rear reception room has patio doors to the rear garden. The kitchen is fitted with wall and base level units, a 4 ring gas hob with an overhead extractor hood and electric oven, there is plumbing for a washing machine, dishwasher and space for a fridge/ freezer. The kitchen has part tiled walls, tiled flooring and has a side door to the 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. 72 x 27 ft. Which is mainly laid to lawn with a patio area.

To the front is off street parking.

There is scope to extend the property to rear, side and loft STPP.

