



Hazelmere Road, Northolt – UB5 6UW

Offers in Region of **£450,000**



LAWRENCE RAND



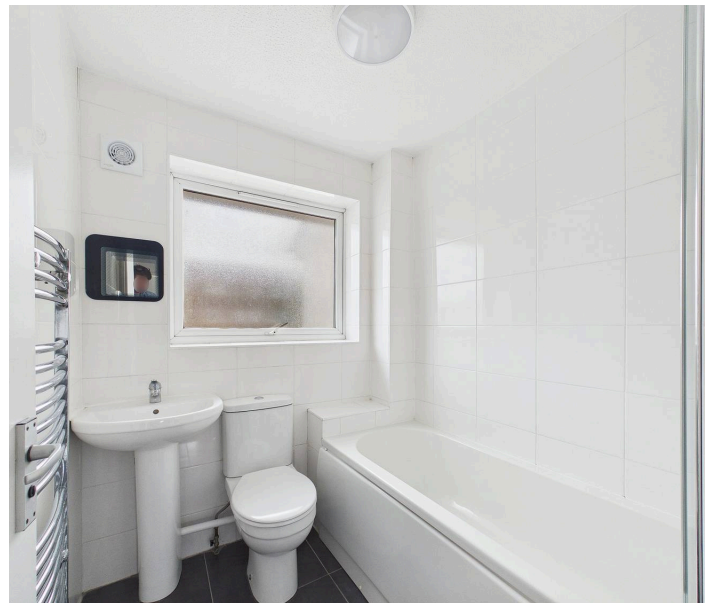
Key Features & Description

- Three Bedrooms
- Garage
- Garden
- Chain Free
- Ground Floor Wc

Situated on Hazelmere Road in Northolt, this well-designed three-bedroom home offers comfortable living space arranged across two floors and is ideal for families, first-time buyers, or those seeking a practical layout with excellent functionality.

The ground floor welcomes you with a defined entrance leading into a spacious open-plan living area that creates a bright and versatile setting for everyday living and entertaining. The kitchen is positioned conveniently with direct access from the main living space, offering a practical cooking and dining environment. A hallway provides access to a separate WC and stairs to the upper floor, helping maintain a smooth flow throughout the home. Upstairs, the property features three well-proportioned bedrooms arranged around a central landing, creating a sense of privacy and separation from the main living areas. The layout is completed by a family bathroom, making the home suitable for modern family life. Combining a thoughtful floor plan, comfortable accommodation, and a desirable Northolt location, this property presents a fantastic opportunity to enjoy convenient suburban living with access to local amenities, transport links, schools, and green spaces.

Presented with care by Lawrence Rand – helping you find the place you'll love to call home.





Nearest Stations

Northolt Station — approx 0.8 miles

Greenford Station — approx 1.2 miles

Northolt Park Station — approx 1.5 miles

Verified Material Information:

Council Tax band: D

EPC Energy Efficiency Rating: TBC

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





Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

sales@lawrence-rand.co.uk

www.lawrence-rand.co.uk/

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.