

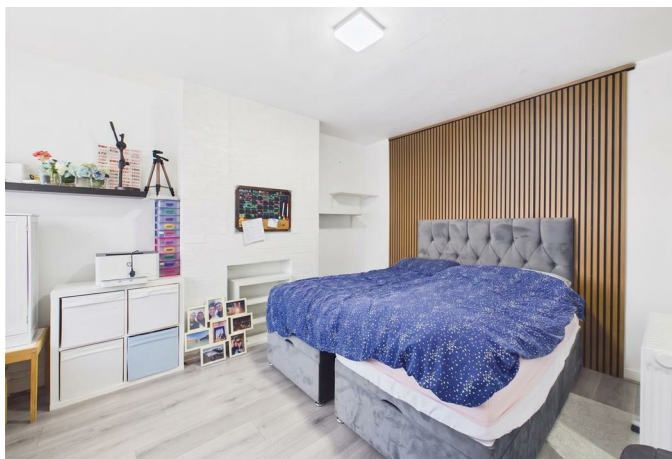


Gonville Crescent, Northolt, UB5 4SJ
£490,000



Gibson Honey are delighted to present to the market this well-proportioned three bedroom family home situated on the popular Gonville Crescent in Northolt. Offering bright and spacious accommodation throughout, the property briefly comprises: welcoming entrance hallway, generous living room, fitted kitchen, three good size bedrooms and a family bathroom. Further benefits include double glazing, gas central heating, a private rear garden and off-street parking.

Perfectly positioned within easy reach of Northolt's shopping facilities, highly regarded local schools and excellent transport links including Northolt Station (Central Line), a number of bus routes and the A40 providing swift access to Central London and the Home Counties. An ideal purchase for first-time buyers, growing families or investors alike.



ENTRANCE PORCH

Front aspect double glazed frosted glass door, downlighting, laminate flooring.

ENTRANCE HALL

Front aspect front door, front aspect double glazed frosted glass window, radiator, laminate flooring, under-stair storage cupboard.

DOWNSTAIRS BEDROOM

Front aspect double glazed suntrap-style window, laminate flooring, radiator.

KITCHEN/ BREAKFAST ROOM

Range of base and eye level units, stainless steel sink with drainer, five ring gas hob with extractor hood, laminate flooring, radiator, boiler, integrated oven, room for fridge-freezer and other appliances.

LIVING AREA

Rear aspect double glazed bi-folding doors, laminate flooring, skylight x2, spotlights

FIRST FLOOR LANDING

Access to loft hatch, doors to:

BEDROOM ONE

Front aspect double glazed suntrap-style window, picture rail, radiator.

FAMILY BATHROOM

Rear aspect double glazed frosted glass window, panel enclosed bath with wall mounted shower, vanity unit incorporating wash hand basin, tiled walls, laminate flooring.

BEDROOM TWO

Rear aspect double glazed window, picture rail, radiator.

GARDEN

Decking area, artificial grass, shed.

COUNCIL TAX

London Borough of Ealing - Band D - £2,138.53

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

Northolt (0.8 Miles) Central line



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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