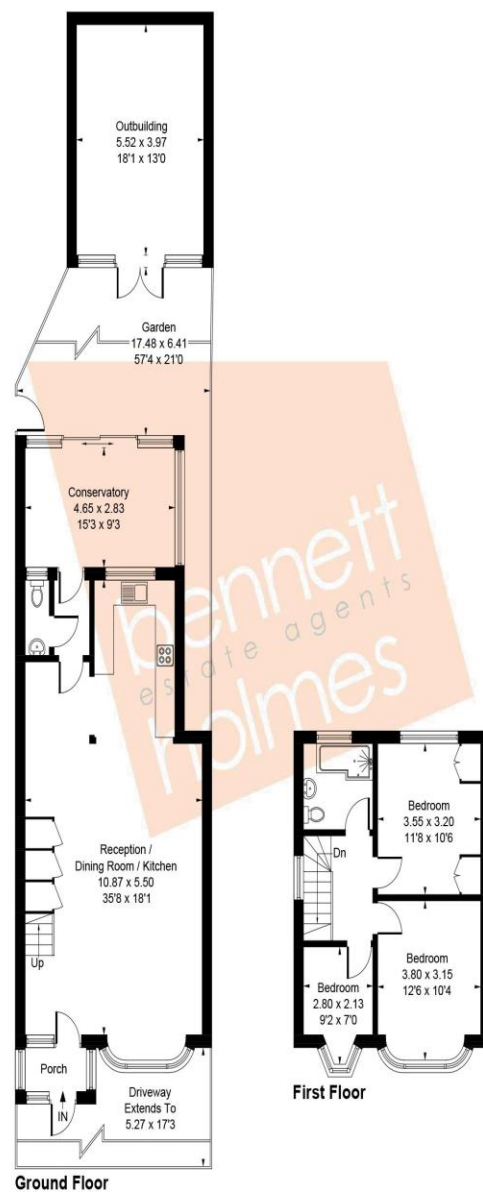


Clauson Avenue

Approximate Gross Internal Area
Ground Floor = 75.56 sq m / 814 sq ft
First Floor = 40.06 sq m / 431 sq ft
Outbuilding = 22.03 sq m / 237 sq ft
Total = 137.65 sq m / 1482 sq ft



Clauson Avenue Northolt UB5 4PR

Price Guide: £625,000



Bennett Holmes are pleased to offer this extended, three bedroom end of terrace house situated in a residential location. The property is within easy reach of local shopping and transport facilities to include Northolt Park's Chiltern Railway Line Station (0.3 miles), as well as local schools, bus routes and parks. Also within 0.9 miles is South Harrows shopping and transport facilities to include the Piccadilly Line Station and Northolt's Central Line Station is 1.0 mile away. Other benefits include a rear extension, conservatory, a downstairs WC, gas central heating, underfloor heating, downstairs air conditioning and double glazed windows. There is an outbuilding at the rear of the garden with solar panels and to the front of the property is off street parking.

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 purchase.

© Vizion Property Marketing Produced for Bennett Holmes Estate Agents.

Freehold
London Borough of Ealing
Council Tax Band D- £2,138.53
EPC- C

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.



- THREE BEDROOMS END OF TERRACE
- EXTENDED TO THE REAR AND CONSERVATORY
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- UNDERFLOOR HEATING
- AIR CONDITIONING DOWNSTAIRS
- DOWNSTAIRS WC
- OFF STREET PARKING
- OUTBUILDING AT THE REAR WITH SOLAR PANELS

**Clauson Avenue
Northolt
UB5 4PR**

Price Guide: £625,000



Accommodation

The accommodation briefly comprises a front porch opening to the front door. The front door opens to the open plan spacious through lounge/ extended kitchen area. With a door to the downstairs WC and to the conservatory. From the conservatory there are patio doors to the rear garden. The kitchen is fitted with wall and base level units, a sink and drainer, a tap with a fitted water softener, an integrated five ring gas hob with an overhead extractor hood. An integrated electric grill, electric oven and integrated microwave.

The downstairs area has underfloor heating and air conditioning.

Stairs lead up 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 which measures approx. 65 ft which is mainly laid to lawn with a patio area. To the rear of the garden is an outbuilding with solar panels.

To the front of the property is off street parking.

