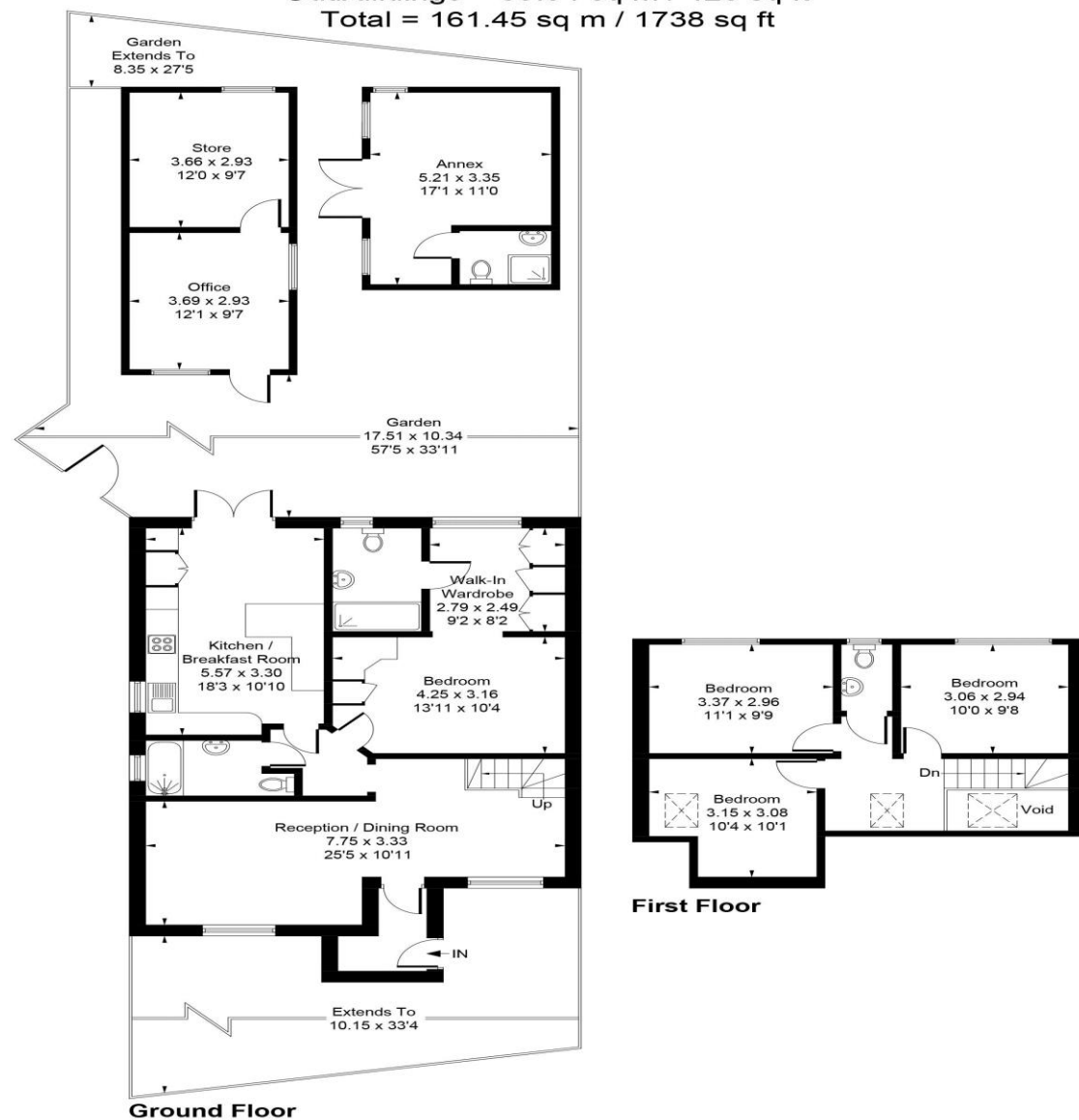


Approximate Gross Internal Area (Excluding Void) = 121.91 sq m / 1312 sq ft
Outbuildings = 39.54 sq m / 426 sq ft
Total = 161.45 sq m / 1738 sq ft



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.

Produced for Brian Cox

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.

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Bengarth Road Northolt UB5 5LF

Price Guide: £630,000



Bennett Holmes are pleased to offer this extended four bedroom semi detached bungalow located in a residential location in Northolt. The property is well presented throughout and is situated within 1 mile to Northolt's Central Line Tube Station. The property is convenient for local bus links, local schools and is within easy access of the A40 in and out of London. Other benefits include a rear extension, loft conversion, main bedroom with ensuite bathroom, there is a self contained annex at the rear of the garden with shower room and to the front of the property is block paved driveway providing off street parking for multiple cars.

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- FOUR BEDROOMS
- SEMI DETACHED BUNGALOW
- EXTENDED TO THE REAR
- LOFT CONVERTED
- WELL PRESENTED THROUGHOUT
- PRINCIPLE BEDROOM WITH EN SUITE BATHROOM
- ANNEX WITH SHOWER ROOM AND WC
- OFF STREET PARKING

**Bengarth Road
Northolt
UB5 5LF**

Price Guide: £630,000



Accommodation

The accommodation briefly comprises a front door opening to the front aspect reception room with doors to the downstairs bathroom, the extended kitchen/ diner and the main bedroom with a walk in wardrobe area and an ensuite bathroom room with WC. The extended fitted kitchen has a range of wall and base level units, a sink and drainer, an integrated four ring gas hob with an overhead extractor hood. Integrated electric grill and oven, plumbing for a washing machine, space for a fridge/ freezer and there are patio doors to the rear garden.

Stairs lead up to the first floor landing with doors to three bedrooms and an additional WC.

Outside the property there is a rear garden measuring approx. 57 ft which is mainly laid to lawn with a patio area.

To the rear of the garden is a self contained annex with shower room and WC.

There is also an outbuilding currently arranged as an office and has a storage area.

To the front of the property is block paved driveway providing off street parking for multiple cars.

