



5 Northolt Avenue, WN7 1TY £240,000

ARC HOMES are delighted to offer FOR SALE - WITH NO ONWARD CHAIN this stunning larger than average semi detached dormer bungalow positioned within a lovely quiet cul de sac in a sought after 'Ather-Leigh' location. This beautiful home offers generous accommodation including a stunning sun room together with three bedrooms and off road parking. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance hallway which leads into the well proportioned sitting room. Bi-folding doors from the sitting room open into a spacious separate dining room which has patio doors opening into the rear gardens. An excellent generous bedroom kitchen sits to the front whilst the property has been extended to the rear to create a gorgeous sun room / lounge. A ground floor bedroom and handy shower room complex the ground floor. To the first floor are two further bedrooms, a bathroom with corner bath and a separate WC. Outside, the front gardens are larger than average, well presented and provide ample off road parking. To the rear is a handy store currently being utilised as a utility room. The enclosed rear gardens are also well presented, laid to lawn and provide a good degree of privacy.



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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