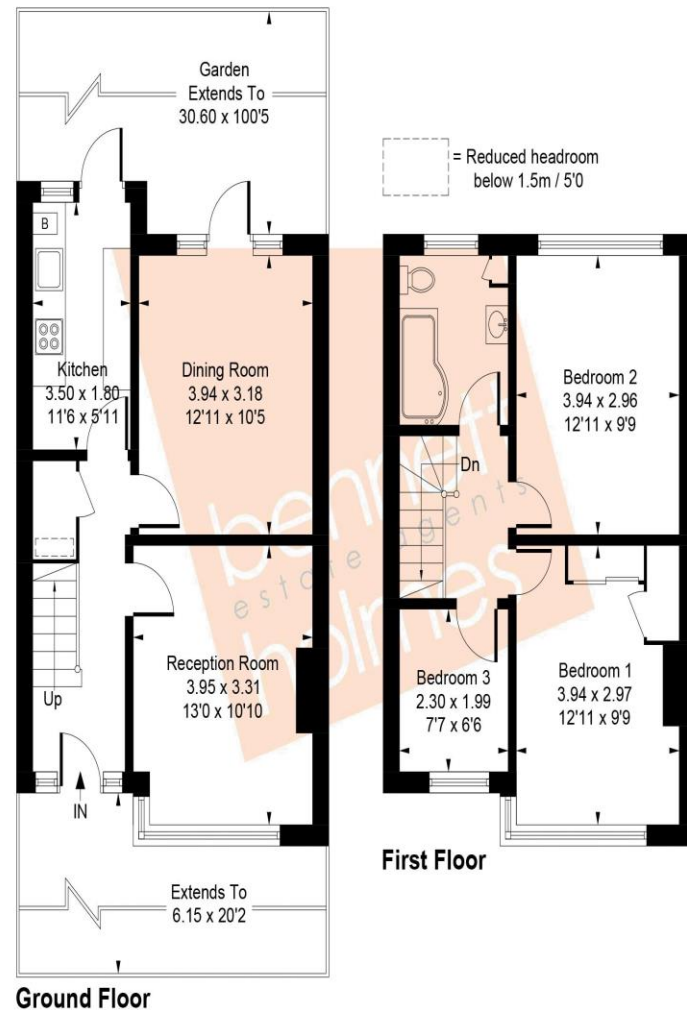


Sandringham Road, Northolt

Approximate Gross Internal Area
Ground Floor = 41.70 sq m / 449 sq ft
First Floor = 39.84 sq m / 429 sq ft
Total = 81.54 sq m / 878 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 purchase.

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Freehold
Borough of Ealing
Council Tax Band D- £2,041 PA
EPC- D

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.

Sandringham Road Northolt UB5 5HN

Price Guide: £525,000



Bennett Holmes are delighted to offer to the market this beautifully presented three bedroom mid terraced house situated in the ever popular Northolt Village. The property is ideally located for the local shops, schools and Northolt's Central Line Station. The property further benefits from a modern kitchen and bathroom, an approximate 100' rear garden, off street parking for 1/2 cars, double glazing and gas central heating.



- THREE BEDROOMS
- BEAUTIFULLY PRESENTED
- NORTHOLT VILLAGE LOCATION
- MODERN KITCHEN AND BATHROOM
- TERRACED FAMILY HOME
- APPROX. 100' REAR GARDEN
- OFF STREET PARKING
- GAS CENTRAL HEATING

**Sandringham Road
Northolt
UB5 5HN**

Price Guide: £525,000



Accommodation

The accommodation briefly comprises an entrance hallway with doors leading to the front aspect lounge, rear aspect dining room and the modern fitted kitchen. The ground floor has wood effect laminate flooring throughout. The kitchen is fitted with modern wall and base level units, a gas cooker point and an overhead stainless steel chimney hood, plumbing for a washing machine, space for a fridge freezer, double glazed door to garden and part tiled walls.

Stairs lead up to the first floor landing with access to the loft and doors to three bedrooms and the modern family bathroom. The main bedroom benefits from fitted wardrobes.

Outside the property is an approximately 100' rear garden which is mainly laid to lawn with a patio area. To the front is off street parking for two cars.

There is scope to extend subject to usual planning consent.

