



**84 Elm Tree Close  
Northolt, UB5 6AP**

**£465,000**

Evans & Company are pleased to present this spacious 3 bedroom family home located in a quiet cut-de-sac in Northolt providing easy access to the A40. The property boasts features that include double glazed windows, gas central heating and a private rear garden. The property provides easy access to the A40, local bus routes and is within walking distance on local schools.

# 84 Elm Tree Close, Northolt, UB5 6AP

## Entrance Porch

Double glazed sliding door, front door to

## Entrance Hall

Stairs to first floor, doors to

## Lounge

14'8" x 11'9" (4.48 x 3.59)



Double glazed window to front

## Kitchen

11'10" x 8'5" (3.62 x 2.57)



Eye and base level storage units, built in gas oven & grill, gas hob inset into work surface, space and plumbing for washing machine, tiled walls, double glazed door to rear garden, door to

## Dining Room

12'0" x 9'1" (3.66 x 2.79)



Double glazed window to rear

## Stairs to First Floor

Access hatch to boarded loft space, doors to

## Bedroom 1

3.64 x 3.53



Double glazed window to front

## Bedroom 2

11'7" x 10'0" (3.55 x 3.05)



Double glazed window to rear

## Bedroom 3

8'9" x 7'11" (2.69 x 2.42)



Double glazed window to front

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### Shower Room

Walk in Shower Cubicle, wash hand basin, double glazed window to rear

### Separate WC

WC, double glazed window to rear

### Outside

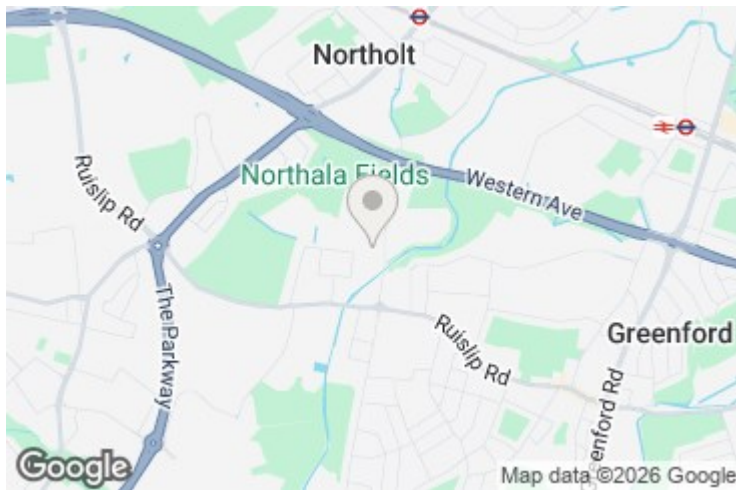
#### Front

Lawned area enclosed by metal fencing

#### Rear

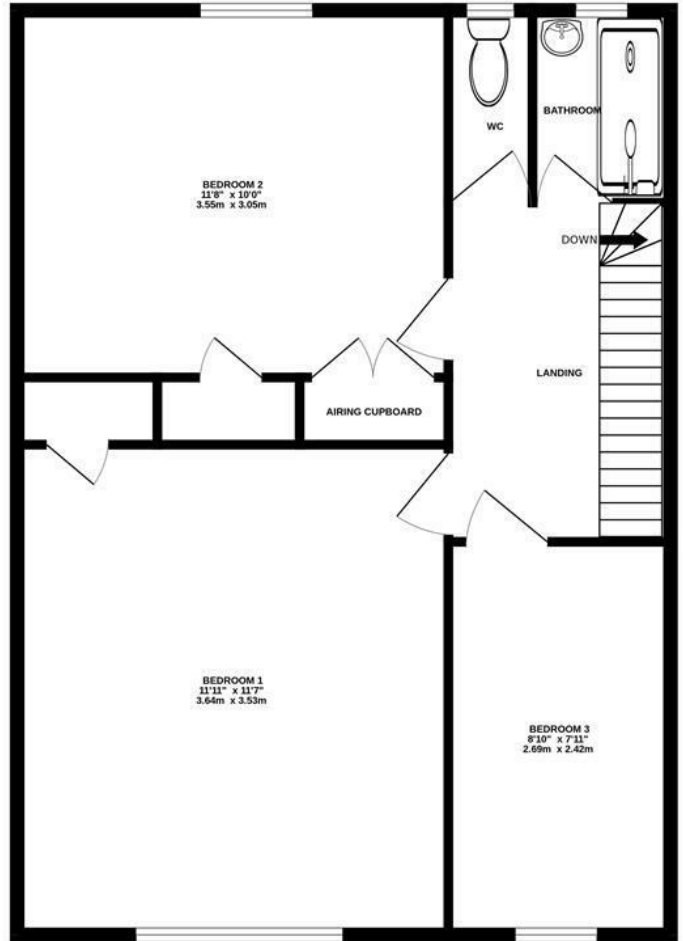
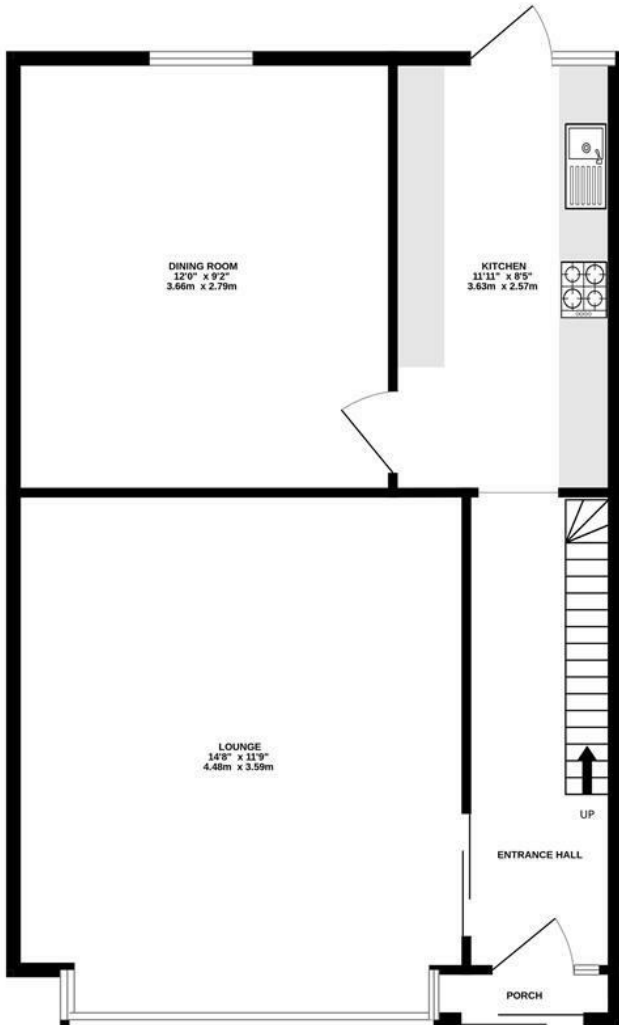


Mainly lawned area enclosed by fencing



**GROUND FLOOR**  
474 sq.ft. (44.0 sq.m.) approx.

**1ST FLOOR**  
502 sq.ft. (46.6 sq.m.) approx.



**TOTAL FLOOR AREA : 975 sq.ft. (90.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	