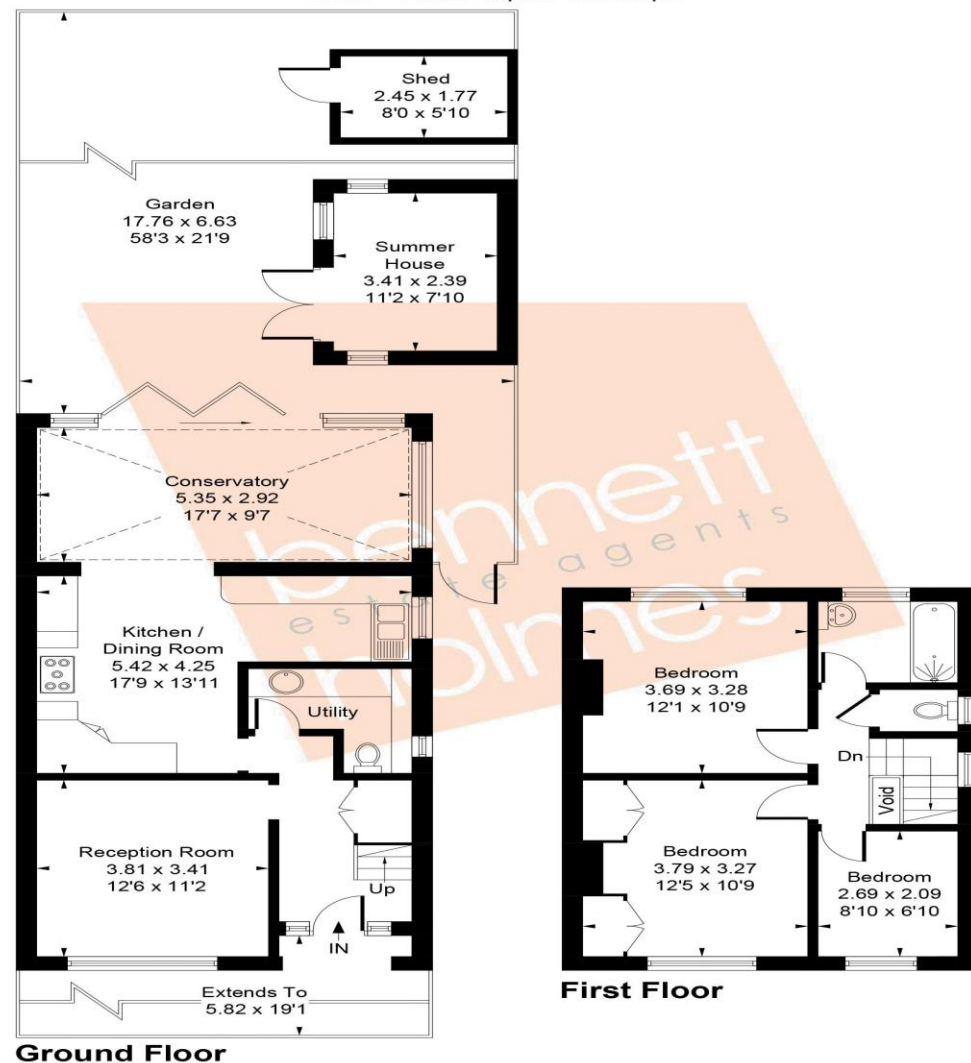


### The Heights, Northolt

Approximate Gross Internal Area  
Ground Floor = 61.94 sq m / 667 sq ft  
First Floor (Excluding Void) = 41.67 sq m / 449 sq ft  
Outbuildings = 12.76 sq m / 137 sq ft  
Total = 116.37 sq m / 1253 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.  
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Freehold  
Borough of Harrow  
Council Tax Band D- £2396  
EPC- D

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto: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.

### The Heights Northolt UB5 4BW

Price Guide: £575,000



Bennett Holmes are pleased to offer this three bedroom semi detached house situated on a residential road on the borders of South Harrow and Northolt. The property is located within 0.2 miles to Northolt Park's National Rail Station and within 0.8 miles to South Harrows Piccadilly Line Tube Station. Local shops, schools and bus routes are also close by. Other benefits include a conservatory and open plan kitchen/ diner all with underfloor heating, a utility room/ downstairs WC, gas central heating, double glazed windows, approx. 60 ft rear garden and off street parking. There is also potential to extend the property STPP.



- THREE BDRROOMS
- SEMI DETACHED
- CONSERVATORY WITH UNDERFLOOR HEATING
- OPEN PLAN KITCHEN/ DINER WITH UNDERFLOOR HEATING
- UTILITY ROOM/ DOWNSTAIRS WC
- POTENTIAL TO EXTEND STPP.
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- OFF STREET PARKING

**The Heights  
Northolt  
UB5 4BW**

**Price Guide: £575,000**



**Accommodation**

The accommodation briefly comprises a front door opening to the entrance hall with doors to the front aspect living room, the utility room/ downstairs WC and to the open plan kitchen/ diner. The utility room has wall and base level units, plumbing for a washing machine and a downstairs WC. The kitchen is fitted with wall and base level units providing ample storage, a sink and drainer, plumbing for a dishwasher, a gas range cooker point and has a square arch opening to the double glazed conservatory. The kitchen/ diner and conservatory have underfloor heating and have double glazed bi folding doors to the rear garden.

Stairs lead up to the first floor landing with doors to three bedrooms, the bathroom, the separate WC and there is access to the loft via a pull down ladder. There are two double bedrooms and one single bedroom. The loft is fully insulated and is part boarded.

Outside the property is a well maintained rear garden which measures approx. 60 ft. Which is mainly laid to lawn with a patio area. In the rear garden there is a summer house with electric mains and a wooden garden shed with electric lighting.

To the front of the property is off street parking.

