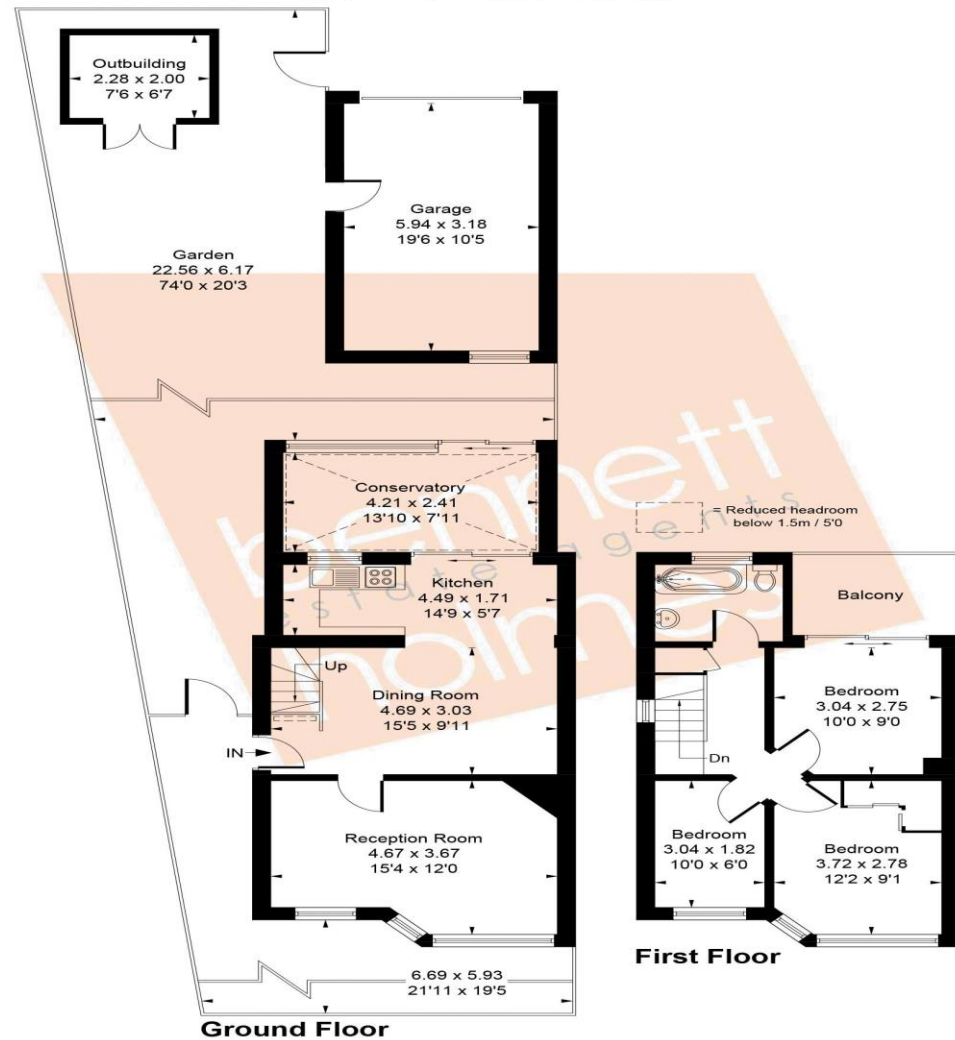


Clauson Avenue, Northolt, Middlesex

Approximate Gross Internal Area
 Ground Floor = 51.78 sq m / 557 sq ft
 First Floor = 35.56 sq m / 383 sq ft
 Garage = 19.31 sq m / 208 sq ft
 Outbuilding = 4.60 sq m / 50 sq ft
 Total = 111.25 sq m / 1198 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 Ealing
 Council tax band C- £2041
 EPC- C

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.

Clauson Avenue Northolt UB5 4PR

Price Guide: £550,000



Bennett Holmes are pleased to offer this well presented, three bedroom semi detached house situated in a residential location. The property is within easy reach of local shopping and transport facilities to include Northolt Park's Chiltern Railway Line Station, as well as local schools, bus routes and parks. Also within 0.9 miles is South Harrows shopping and transport facilities to include the Piccadilly Line Station and Northolt's Central Line Station is 0.9 miles away. Other benefits include two reception rooms, a conservatory, gas central heating, master bedroom with balcony, double glazed windows, a beautifully landscaped rear garden measuring approx. 75 ft which is South facing, a garage at the rear accessed via the garden and the gated rear service road, off street parking and potential to extend STPP.



- THREE BEDROOMS, SEMI DETACHED
- TWO RECEPTION ROOMS
- CONSERVATORY
- WELL PRESENTED THROUGHOUT
- BOILER UNDER 6 MONTHS OLD
- SOUTH FACING LANDSCAPED REAR GARDEN
- GARAGE ACCESSED VIA THE GATED, REAR SERVICE ROAD AND GARDEN
- OFF STREET PARKING

**Clauson Avenue
Northolt
UB5 4PR**

Price Guide: £550,000



Accommodation

The accommodation briefly comprises a front door opening to the dining room with stairs to the first floor, a square arch opening to the kitchen/ diner and a door to the front aspect living room. The kitchen is fitted with wall and base level units, sink and drainer, gas cooker point, plumbing for a washing machine and dishwasher. There is space for a fridge, freezer and there are double glazed sliding patio doors to the conservatory. From the conservatory there are patio doors to the rear garden.

To the first floor there are three bedrooms and the bathroom. There are two double bedrooms and one single bedroom. The master bedroom has a balcony, bedroom two and three have fitted wardrobes.

Outside the property is a beautifully landscaped South facing rear garden measuring approx. 75 ft which is mainly laid to lawn with an Indian sandstone patio area.

To the rear of the garden is a garage which is accessed via the garden and the gated, rear service road. To the front of the property is off street parking.

There is potential to extend the property STPP.

