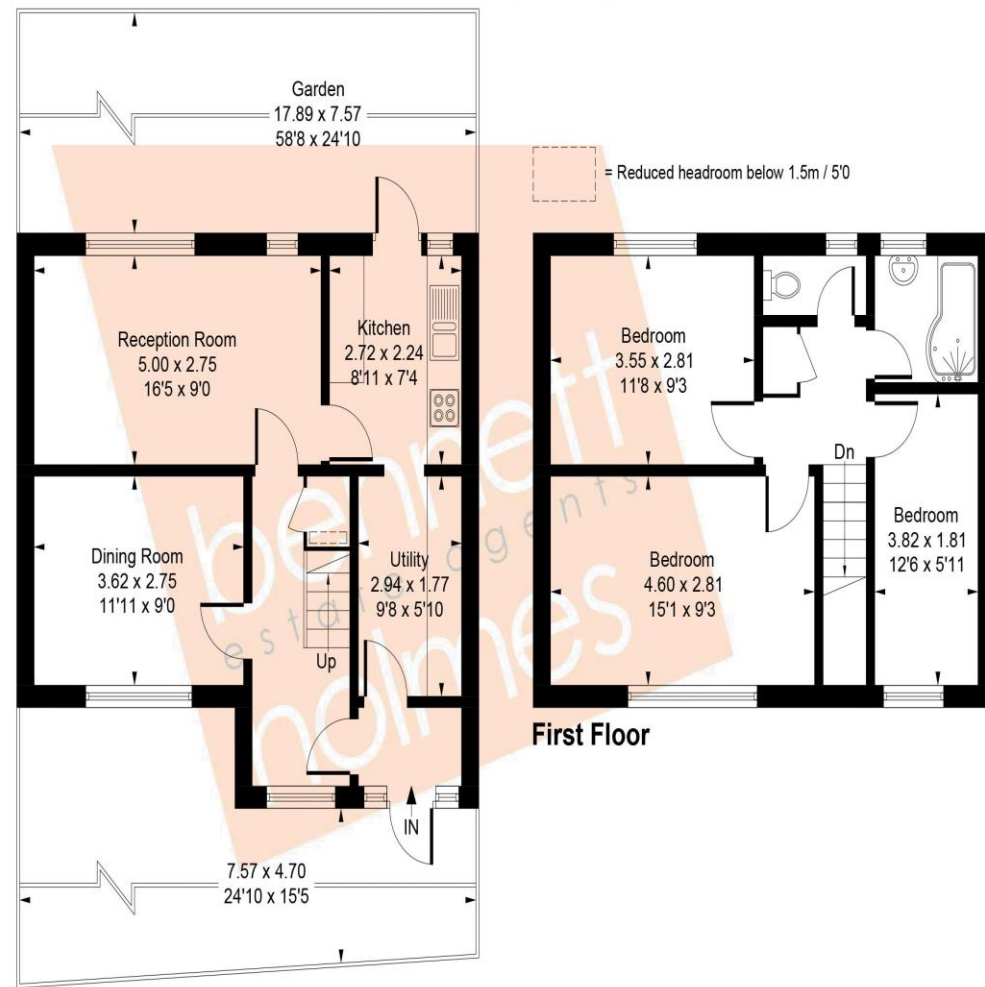


## Lynne Way

Approximate Gross Internal Area  
Ground Floor = 48.10 sq m / 518 sq ft  
First Floor = 42.83 sq m / 461 sq ft  
Total = 90.93 sq m / 979 sq ft



Ground Floor

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.

© Vizion Property Marketing Produced for Bennett Holmes Estate Agents.

### NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

Freehold  
London Borough of Ealing  
Council tax band D  
Council tax £2,041 pa  
EPC =D

**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.

## Lynne Way Northolt UB5 5JG

Price Guide: £525,000



Bennett Holmes are pleased to offer this three bedroom end of terrace house situated in a residential location in Northolt. The property is located within easy reach of local shopping facilities, bus links, schools, the A40 in and out of London and the Hayes bypass. The property is well presented throughout. Other benefits include gas central heating, a well maintained rear garden and off street parking.





- THREE BEDROOMS
- END OF TERRACE
- RESIDENTIAL LOCATION
- GAS CENTRAL HEATING
- WELL PRESENTED THROUGHOUT
- OFF STREET PARKING
- WELL MAINTAINED REAR GARDEN
- CLOSE TO THE A40 IN AND OUT OF LONDON

**Lynne Way  
Northolt  
UB5 5JG**

**Price Guide: £525,000**



## Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to two reception rooms. There is also a door to the utility room/ extended kitchen. The extended kitchen is fitted with wall and base level units, a sink and drainer, a gas cooker point, plumbing for a dish washer and washing machine. Space for a fridge/ freezer, tumble dryer and there is a double glazed patio door to the rear garden. Stairs lead to the first floor landing with doors to three bedrooms, the bathroom and the separate WC. There are two double bedrooms and one single bedroom.

Outside the property is a rear garden which measures approx. 25 ft and is mainly laid to artificial grass with a patio area. At the rear of the garden is a wooden shed. The shed is 10x10 ft with power and lighting installed, To the front of the property is off street parking.

