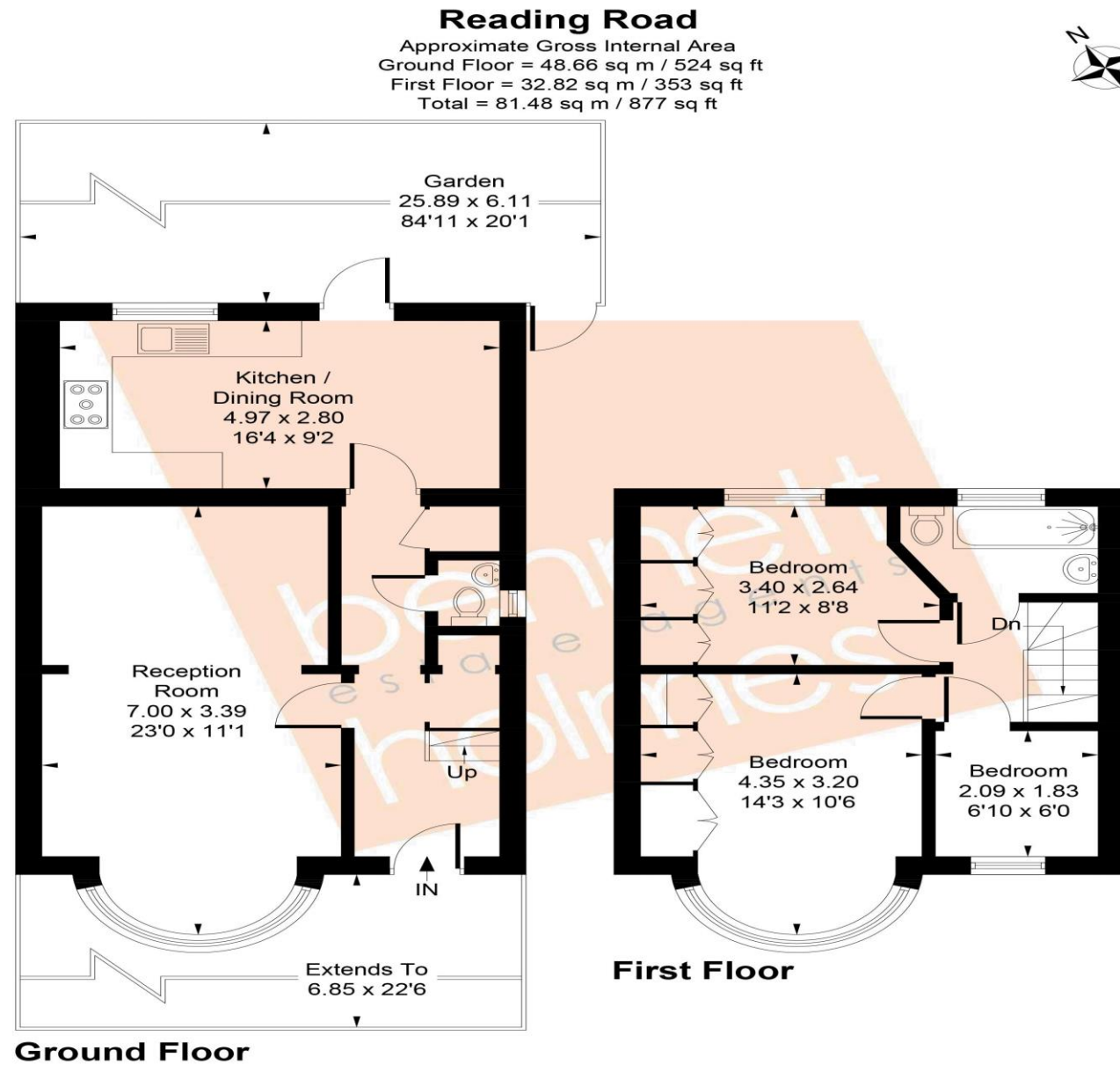


## Reading Road Northolt UB5 4PQ

Price Guide: Offers in Excess of £500,000



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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NORTHOLT OFFICE

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Freehold  
London Borough of Ealing  
Council tax band D- £2,041  
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.



Bennett Holmes are pleased to offer this extended, three bedroom end of terraced house situated in a residential location in Northolt. The property is located within 0.3 miles of Northolt Parks National Rail Station, 0.8 miles of Northolt's Central Line Station and has convenient access to local bus routes and local schools. Other benefits include a through lounge, downstairs WC and an extended kitchen/ utility room. Additional features include gas central heating, double glazed windows, off street parking, potential to extend STPP and no upper chain.



- THREE BEDROOMS
- END OF TERRACE
- EXTENDED TO THE REAR
- GAS CENTRAL HEATING
- OFF STREET PARKING
- POTENTIAL TO EXTEND STPP
- 0.3 MILES TO NORTHOLT PARK STATION
- NO UPPER CHAIN

## Reading Road Northolt UB5 4PQ

**Price Guide:** Offers in Excess of £500,000



### Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the through lounge, downstairs WC and extended kitchen/ diner. The kitchen comprises wall and base level units, a sink and drainer, integrated gas hob with an overhead extractor hood and electric oven, plumbing for a washing machine, space for a fridge/ freezer and there is a door to the rear garden. Stairs lead to the first floor landing with doors to three bedrooms and the bathroom. There are two double bedrooms and one single bedroom.

Outside the property is a rear garden which measures approx. 85 ft and is mainly laid to lawn with a patio area.

To the front is off street parking.

There is potential to extend the property further STPP.

