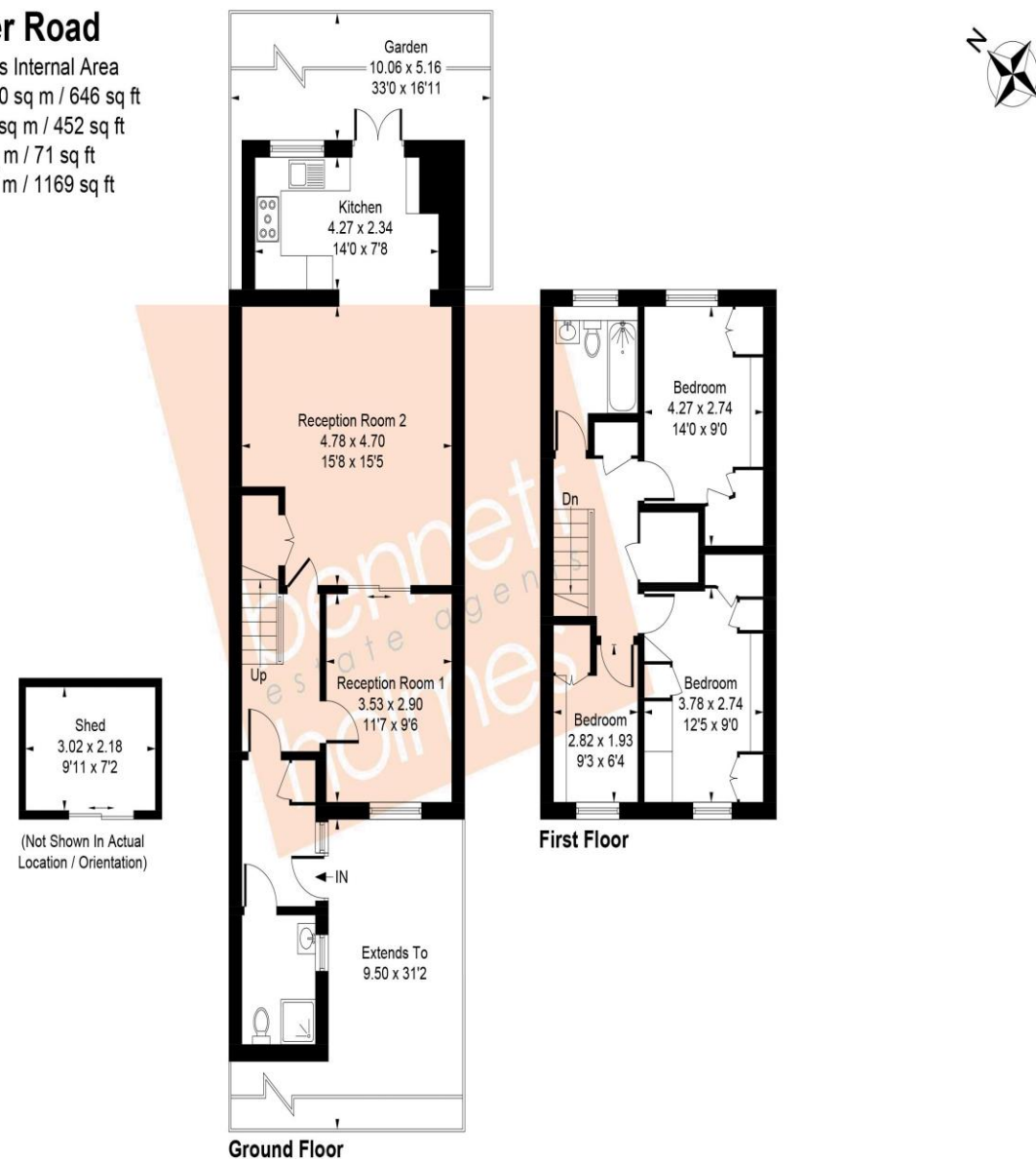


Lancaster Road

Approximate Gross Internal Area
Ground Floor = 60.00 sq m / 646 sq ft
First Floor = 42.00 sq m / 452 sq ft
Shed = 6.60 sq m / 71 sq ft
Total = 108.60 sq m / 1169 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 purchase.

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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.

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Lancaster Road Northolt UB5 4TB

Price Guide: £485,000



Bennett Holmes are pleased to offer this extended three bedroom terrace house situated in a residential location in Northolt. The property is located within 0.7 miles of Northolt's main shopping and transport facilities to include the Central Line Tube Station. Within 0.5 miles is also Northolt Parks National Rail Station. Also nearby are local schools and bus links. Other benefits include an extended kitchen/diner, two reception rooms, a downstairs shower room with WC, gas central heating, double glazing, off street parking and no upper chain.

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- THREE BEDROOMS
- TERRACE HOUSE
- EXTENDED TO THE REAR
- DOWNSTAIRS SHOWER WITH WC
- TWO RECEPTION ROOMS
- OFF STREET PARKING
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- 0.7 MILES TO NORTHOLT CENTRAL LINE TUBE STATION
- NO UPPER CHAIN

**Lancaster Road
Northolt
UB5 4TB**

Price Guide: £485,000



Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with a door to the downstairs shower room with WC, a storage cupboard and another door to the inner entrance hall with doors to the front and rear reception rooms. The rear reception room has a square arch into the extended kitchen/ diner. The kitchen is fitted with wall and base level units, a sink and drainer, a gas hob with an over head extractor hood and integrated electric ovens. There is plumbing for a washing machine and dishwasher, space for a fridge/ freezer and there are patio doors 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 paved rear garden which measures approx. 33 ft. To the front is off street parking.

