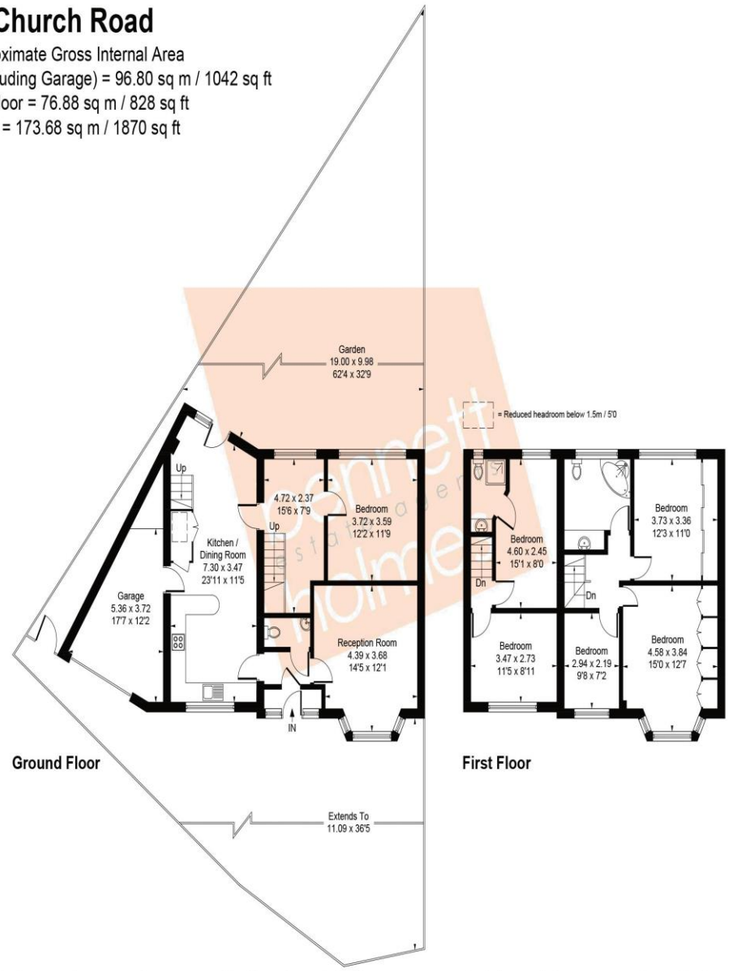
Church Road

Approximate Gross Internal Area
Ground Floor (Including Garage) = 96.80 sq m / 1042 sq ft
First Floor = 76.88 sq m / 828 sq ft
Total = 173.68 sq m / 1870 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@bennettholmes.com

Freehold
London Borough of Ealing
Council Tax Band D- £2,138.53
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.

Church Road Northolt UB5 5AT

Price Guide: £675,000





Bennett Holmes are pleased to offer this extended six bedroom semi detached house located on Church Road 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. Within 1.1 miles is Northolt's Central line tube station. The property measures approx. 1870 sq ft. Other benefits include two bathrooms, a downstairs WC, gas central heating, double glazing, a double storey side extension and a garage accessed via own drive offering off street parking for multiple vehicles.

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- SIX BEDROOMS
- SEMI DETACHED HOUSE
- DOUBLE STOREY SIDE EXTENSION
- TWO BATHROOMS
- DOWNSTAIRS WC
- GARAGE OWN DRIVE
- OFF STREET PARKING FOR MULTIPLE CARS
- GAS CENTRAL HEATING AND DOUBLE GLAZING

Church Road
Northolt
UB5 5AT

Price Guide: £675,000





Accommodation

The accommodation briefly comprises a front porch opening to the entrance hall with doors to the downstairs WC, the front aspect living room and the extended kitchen/ diner. The kitchen is fitted with wall and base level units, an electric cooker point with an overhead extractor hood, there is plumbing for a dishwasher and space for a fridge/ freezer. From the kitchen there are stairs leading up to the first floor landing, there is a door to the garage, a patio door to the rear garden and a door to the hallway with a door to bedroom six.
A second set of stairs in the hallway lead up to the first floor landing. The first floor has five bedrooms and two bathrooms.
Outside the property is a rear garden which measures approx. 32 ft. Which is mainly laid to lawn with a patio area.
To the front is off street parking for multiple vehicles and a garage accessed via own drive.

