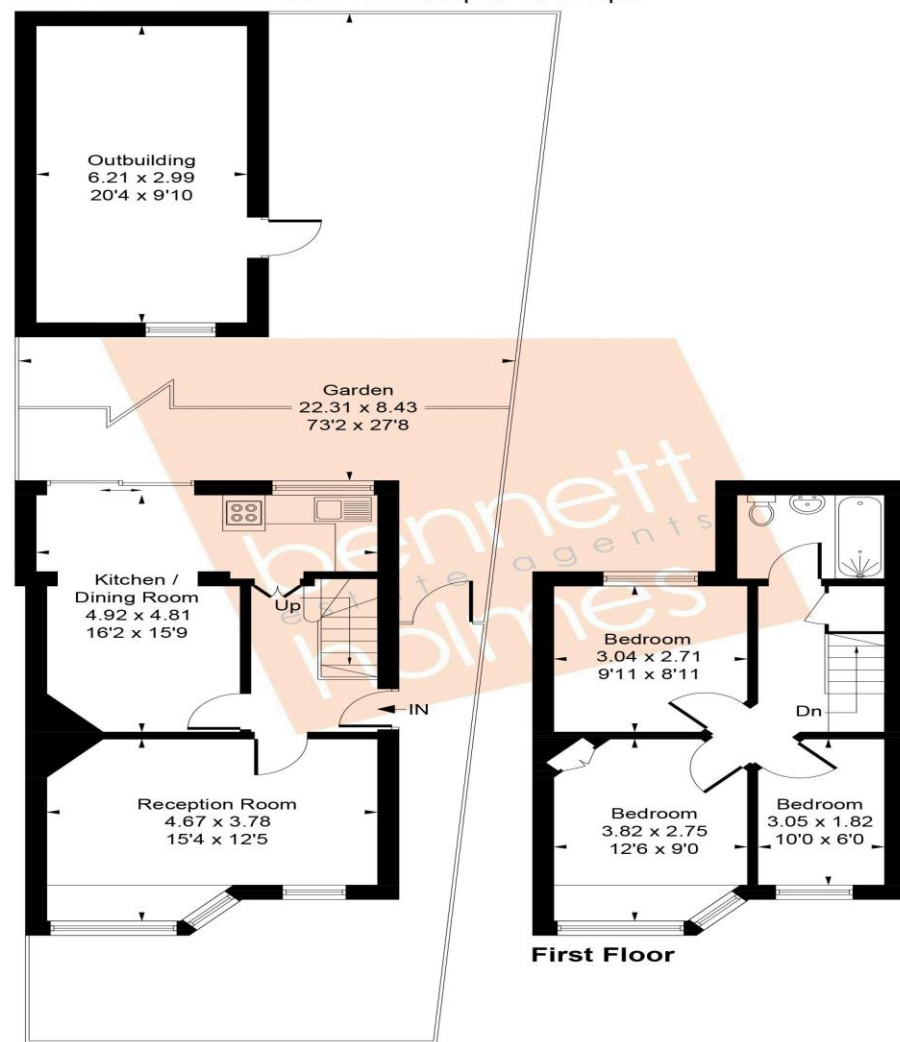


## Clauson Avenue Northolt UB5 4PR

Price Guide: £520,000

### Clauson Avenue

Approximate Gross Internal Area  
Ground Floor = 40.84 sq m / 440 sq ft  
First Floor = 35.07 sq m / 377 sq ft  
Outbuilding = 18.77 sq m / 202 sq ft  
Total = 94.68 sq m / 1019 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 purchaser.  
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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  
Borough of Ealing  
Council tax band D - £2041  
EPC =E

**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 three bedroom semi detached family home 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 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 gas central heating, double glazed windows, front and rear gardens, a garage at the rear of the garden accessed via the gated service road, potential to extend the property STPP and no upper chain.





- THREE BEDROOMS
- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- FRONT AND REAR GARDENS
- GARAGE AT THE REAR
- GAS CENTRAL HEATING
- POTENTIAL TO EXTEND THE PROPERTY STPP.
- NO UPPER CHAIN

## Clauson Avenue Northolt UB5 4PR

**Price Guide:** £520,000



### Accommodation

The accommodation briefly comprises an entrance hallway with doors to the first and second reception rooms. The second reception room has a square arch to the kitchen/diner. The kitchen is fitted with wall and base level units, a sink and drainer, a gas cooker point, plumbing for washing machine, space for a fridge/ freezer and there are sliding patio doors to the rear garden. Stairs lead to the first floor landing with doors to three bedrooms and the family bathroom.

Outside the property is a large rear garden which is mainly laid to lawn with a patio area. To the rear of the garden is a garage which is accessed via the rear gated, service road. To the front of the property is a front garden.

There is potential to extend the property STPP.

