



## Farman Grove, Northolt

- Terraced House
- Spacious Reception Room
- NO CHAIN
- Private Rear Garden with Rear Access
- Close to Local Amenities & Transport Links
- Three Spacious Bedrooms
- Separate Kitchen
- Street Parking
- Blank Canvas
- EPC Rating: TBC/Council Tax: D

**Asking Price £425,000**

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# Farman Grove, Northolt

## DESCRIPTION

Situated in a convenient residential location, this terraced home presents an excellent opportunity for buyers looking to create a home tailored to their own taste. Offered to the market with no onward chain, the property provides well-proportioned accommodation across two floors and represents a true blank canvas for renovation or modernisation.

The ground floor comprises a welcoming entrance hall leading into a spacious reception room, offering ample space for both living and dining areas. The reception room provides a bright and versatile setting for everyday living or entertaining guests. To the rear of the property is a separate kitchen, offering direct access to the garden and plenty of potential to redesign or extend (subject to planning permission).

Upstairs, the first floor offers three well-proportioned bedrooms, including two generous double bedrooms and a comfortable third bedroom which could also be used as a home office or nursery. A family bathroom and separate WC complete the first floor layout.

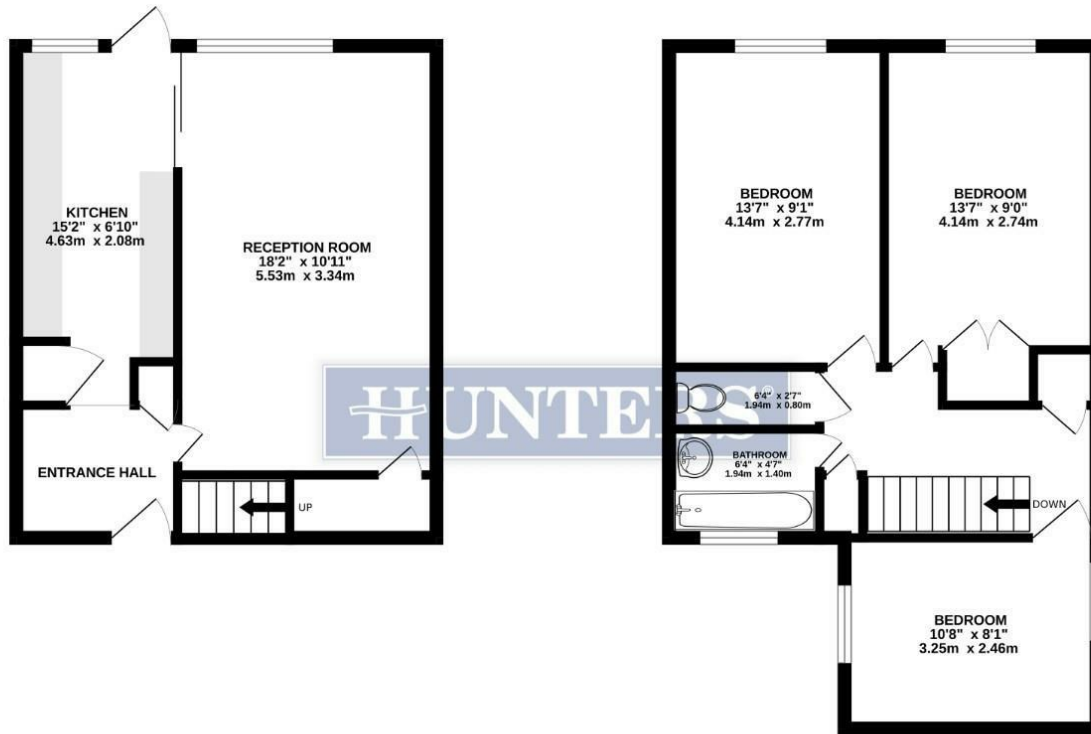
Externally, the property benefits from a private and generously sized rear garden with rear access, providing excellent outdoor space for relaxing, gardening, or entertaining. The home also benefits from street parking and enjoys a quiet residential setting.

EPC Rating: TBC/Council Tax: D



GROUND FLOOR  
370 sq.ft. (34.3 sq.m.) approx.

1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 832 sq.ft. (77.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB

Tel: 0208 848 0978 Email:

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Council Tax: D

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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