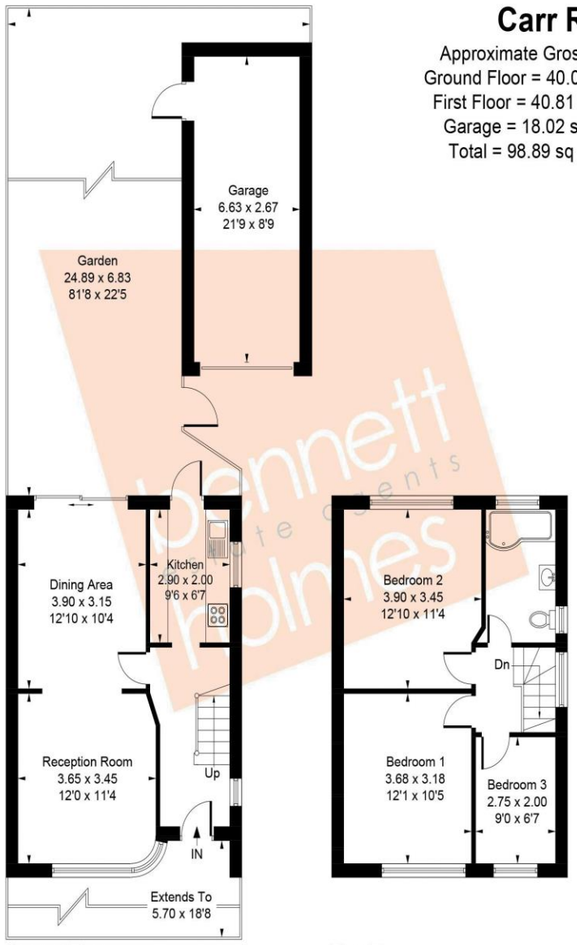
Carr Road

Approximate Gross Internal Area
Ground Floor = 40.06 sq m / 431 sq ft
First Floor = 40.81 sq m / 439 sq ft
Garage = 18.02 sq m / 194 sq ft
Total = 98.89 sq m / 1064 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
Borough of Ealing
Council Tax Band D
Council Tax £2,138 PA
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.

Carr Road Northolt UB5 4RF

Price Guide: £550,000





Bennett Holmes are pleased to offer this three bedroom semi detached house situated in a residential location in Northolt. The property is within 0.7 miles of Northolt's main shopping and transport facilities including the Central line tube station. The property was fully refurbished internally in 2023 and is ready to move into. It was updated throughout to a high standard, with modern heating, quality flooring and redecoration on both floors. Other benefits include underfloor heating on the ground floor, potential to extend the property STPP, off street parking for two cars, a garage accessed via shared driveway and no upper chain.

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- THREE BEDROOMS
- SEMI DETACHED
- FULLY REFURBISHED IN 2023
- MODERN KITCHEN AND BATHROOM
- POTENTIAL TO EXTEND INTO THE LOFT AND TO THE REAR STPP
- UNDERFLOOR HEATING ON THE GROUND FLOOR
- OFF STREET PARKING FOR TWO CARS
- NO UPPER CHAIN

Carr Road
Northolt
UB5 4RF

Price Guide: £550,000





Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the through lounge and to the kitchen. The through lounge and kitchen have patio doors to the rear garden. The ground floor has underfloor heating beneath LVT flooring, a modern new kitchen with quartz worktop and a boiler fitted as part of the refurbishment.

Stairs lead up to the first floor landing with doors to three bedrooms and the modern bathroom. There are two double bedrooms and one single bedroom.

The first floor has a modern heating system with radiators fitted during the refurbishment and redecoration throughout. There are also Nest digital Thermostats. Fire doors and fire alarms were also installed for added peace of mind.

Outside the property there is a landscaped garden measuring approx. 80ft. With a greenhouse at the back, a garage accessed via a shared driveway that provides useful storage.

To the front of the property is off street parking for two cars.

There is potential to extend into the loft and to the rear, subject to planning permission (STPP), with similar extensions already completed on nearby properties.





