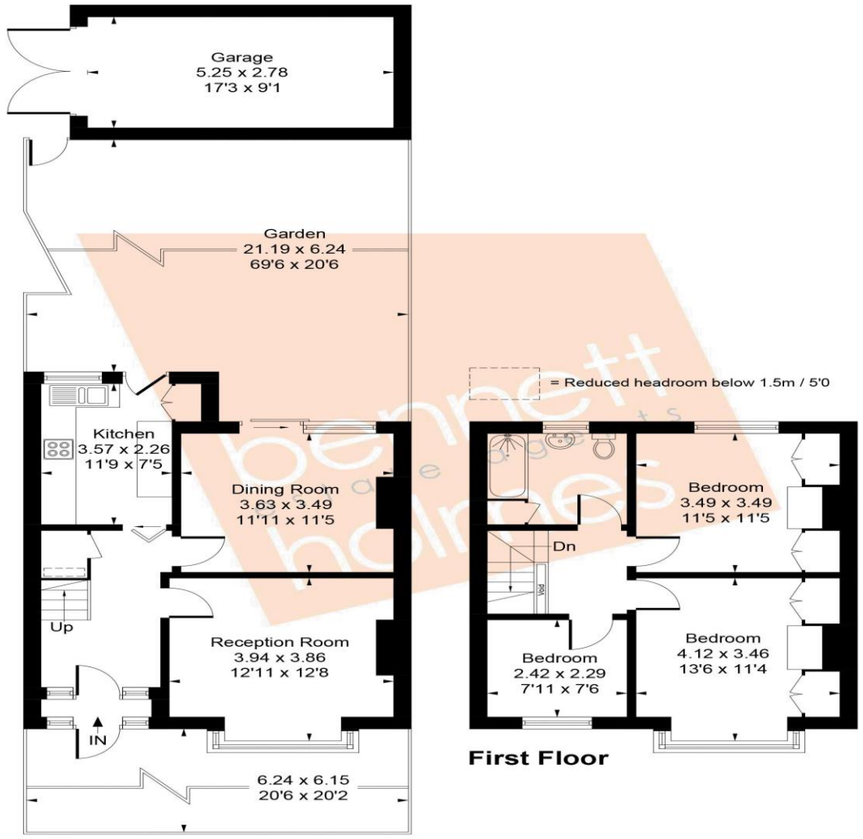
Clauson Avenue, Northolt

Approximate Gross Internal Area
Ground Floor = 48.44 sq m / 522 sq ft
First Floor (Excluding Void) = 44.43 sq m / 478 sq ft
Garage = 15.15 sq m / 163 sq ft
Total = 108.02 sq m / 1163 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 purchaser.
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NORTHOLT OFFICE

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sales: **020 8423 2222** lettings: **020 8423 0222**
northolt@bennettholmes.com

Freehold
London Borough of Ealing
Council tax band D- £2041
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.

Clauson Avenue Northolt UB5 4PS

Price Guide: £499,999





Bennett Holmes are pleased to offer this three bedroom mid terrace house situated in a residential location. The property is within easy reach of local shops, parks and schools and is 0.2 miles to Northolt Park's Chiltern Railway Line Station. The property is also within 1 mile to South Harrows shopping and transport facilities to include the Piccadilly Line Station and Northolt's Central Line Station. Other benefits include two reception rooms, gas central heating, double glazed windows, off street parking, a garage at the rear accessed via the gated service road. There is potential to extend the property STPP and no upper chain.

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- THREE BEDROOMS
- MID TERRACE HOUSE
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- POTENTIAL TO EXTEND STPP
- OFF STREET PARKING
- GARAGE AT THE REAR ACCESSED VIA THE SERVICE ROAD
- NO UPPER CHAIN

Clauson Avenue
Northolt
UB5 4PS

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Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to two reception rooms and the kitchen. The rear reception room has patio doors to the rear garden. The kitchen comprises wall and base level units, sink and drainer, a gas cooker point, plumbing for a washing machine, space for a fridge/ freezer and a door 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 rear garden which is mainly laid to lawn with a patio area. To the rear of the garden is a garage which can be accessed via the rear service road.
To the front of the property is off street parking.





