

## Girton Road Northolt UB5 4ST

Price Guide: £625,000



Total area: approx. 149.5 sq. metres (1608.8 sq. feet)

This plan is for illustration purposes only and should be used as such by any prospective purchaser. 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.  
Plan produced using PlanUp.

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

NORTHOLT OFFICE

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**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 four bedroom, two bathroom, rear extended and loft converted end of terraced family home situated in a residential location in Northolt. The property is within easy reach of the shopping facilities in Oldfields Circus, local bus links, the Northolt Central Line Station and neighbouring schools. Other benefits include off street parking, double glazing and gas central heating, downstairs bathroom, master bedroom with ensuite shower room and an outbuilding currently arranged as a one bedroom flat. The property also has the added advantage of no upper chain.



- FOUR BEDROOMS
- LOFT CONVERTED AND REAR EXTENDED
- END OF TERRACE HOUSE
- TWO BATHROOMS
- OUTBUILDING ARRANGED AS A ONE BEDROOM FLAT
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- OFF STREET PARKING

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### Accommodation

The accommodation briefly comprises an entrance hall with stairs to the first floor, door to the downstairs bathroom and an archway to the through lounge, the through lounge with laminated wooden flooring leads to the extended modern fitted kitchen which includes a range of base and eye level units, an island, an integrated four ring gas hob with an overhead extractor hood and electric oven, integrated fridge freezer and dishwasher, plumbing for a washing machine and bi-folding doors to the rear garden.

To the first floor there are three bedrooms and the loft is converted in to the master bedroom with its own modern ensuite shower room.

Outside there is off street parking to the front, a rear garden measuring approximately 35' with an artificial lawn area, patio area with brick built bbq, shed and an outbuilding which is arranged as a self contained one bedroom flat including a lounge with open plan kitchen, shower room and bedroom.

