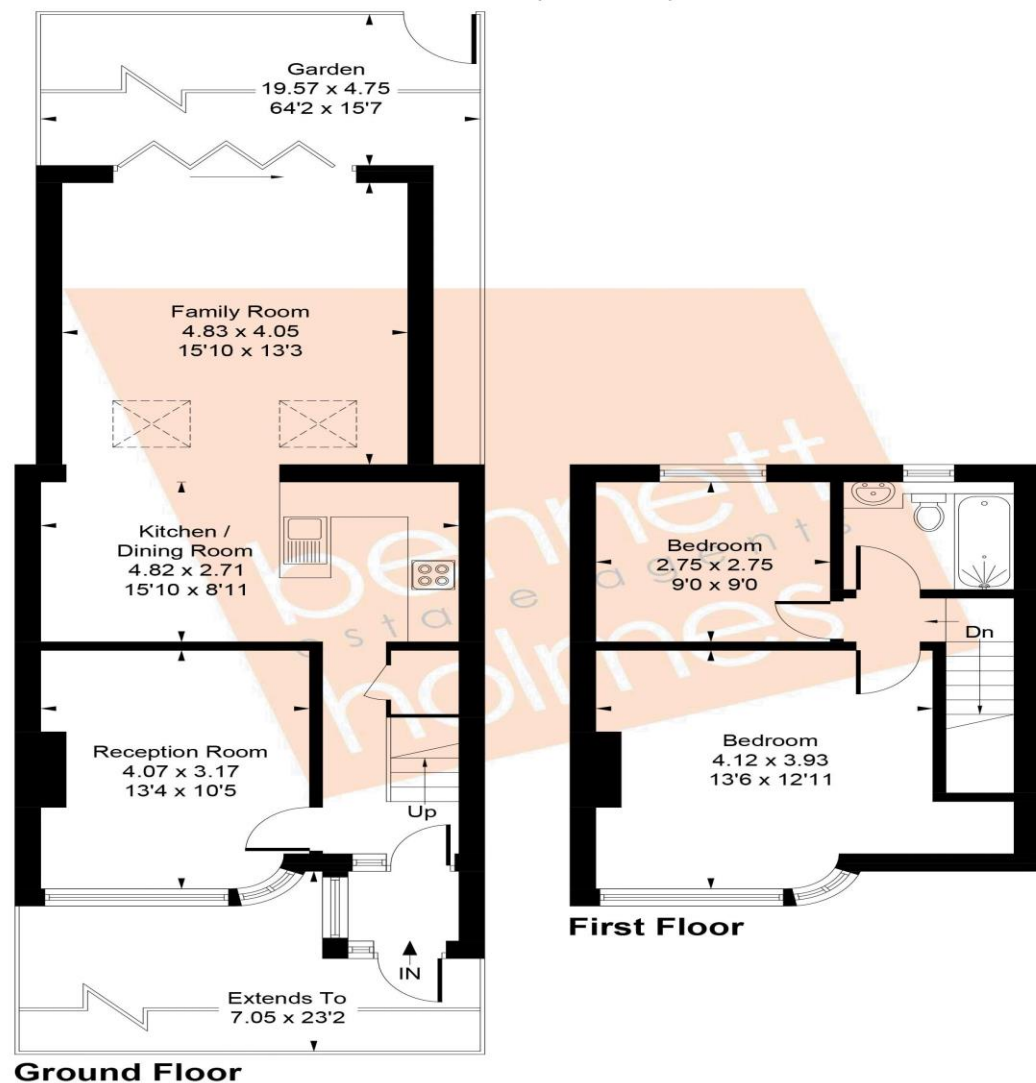


Gonville Crescent

Approximate Gross Internal Area
Ground Floor = 56.54 sq m / 609 sq ft
First Floor = 32.99 sq m / 355 sq ft
Total = 89.53 sq m / 964 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

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

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

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.

Gonville Crescent Northolt UB5 4SJ

Price Guide: Offers in Excess of £510,000



Bennett Holmes are pleased to offer this modern, extended two/ three bedroom terraced house situated in a residential crescent in Northolt. The property is within easy reach of the local shopping and transport facilities in Oldfields Circus and Mandeville Road to include the Central Line Station (0.6 miles). Local bus routes and local schools are also close by. The property was previously a three bedroom terraced house, with a downstairs bathroom which has now been re arranged to this new layout. Other benefits include a full width rear extension with tri folding doors to the rear garden and underfloor heating, modern kitchen and bathroom, gas central heating, double glazed windows and off street parking.



- TWO/ THREE DOUBLE BEDROOMS
- TERRACE HOUSE
- EXTENDED TO THE REAR WITH UNDERFLOOR HEATING
- GAS CENTRAL HEATING
- DOUBLE GLAZED WNDOWS
- OFF STREET PARKING
- MODERN KITCHEN AND BATHROOM
- GARAGE AT THE REAR

**Gonville Crescent
Northolt
UB5 4SJ**

Price Guide: Offers in Excess of £510,000



Accommodation

The accommodation briefly comprises a double glazed porch to the front door opening to the entrance hall with doors to the front reception room/ bedroom three and the kitchen. The modern kitchen/ diner is fitted with wall and base level units, a sink and drainer, an integrated five ring gas hob with an overhead extractor hood and integrated electric oven. There is plumbing for a washing machine and ample space for a dining room table and chairs. From the kitchen/ diner there is a square arch opening to the extended rear reception room with tri folding doors to the rear garden. The extension has underfloor heating.

Stairs lead to the first floor landing with doors to two double bedrooms, the bathroom and has access to the loft.

Outside the property is a large rear garden which is mainly laid with artificial grass with a patio area.

To the rear of the garden is a garage which is accessed via the gated rear service road.

To the front is off street parking with a charging point.

