

## Reading Road Northolt UB5 4PG

Price Guide: £565,000



Total floor area: 144.3 sq.m. (1,554 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Freehold  
London Borough of Ealing  
Council tax band D- £2,041  
EPC =C

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 extended, three bedroom end of terraced house situated in a residential location in Northolt. The property is located within 0.3 miles of Northolt Parks National Rail Station, 0.8 miles of Northolt's Central Line Station and has convenient access to local bus routes and local schools. Other benefits include a through lounge, downstairs shower room and an extended kitchen/utility room. Additional features include gas central heating, double glazed windows, front and rear gardens. The rear garden measures in excess of 100 ft and has a large Summer house at the rear. There is potential to extend the property further STPP.



- THREE BEDROOMS
- END OF TERRACE
- EXTENDED TO THE REAR
- THROUGH LOUNGE
- DOWNSTAIRS SHOWER ROOM
- REAR GARDEN MEASURING IN EXCESS OF 100 FT
- SUMMER HOUSE AT THE REAR
- POTENTIAL TO EXTEND THE PROPERTY STPP.

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### Accommodation

The accommodation briefly comprises a porch opening to the front door opening to the through lounge. From the through lounge there is a door to the modern downstairs shower room and the extended kitchen. The kitchen is fitted with wall and base level units, a gas cooker point, plumbing for a washing machine, space for a fridge/ freezer and there are patio doors to the utility area, downstairs study room 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 measures in excess of 100 ft and is mainly laid to lawn with a decked area. To the rear of the garden is a Summer house which measures approx. 30 x 21 ft. To the front is a front garden.

