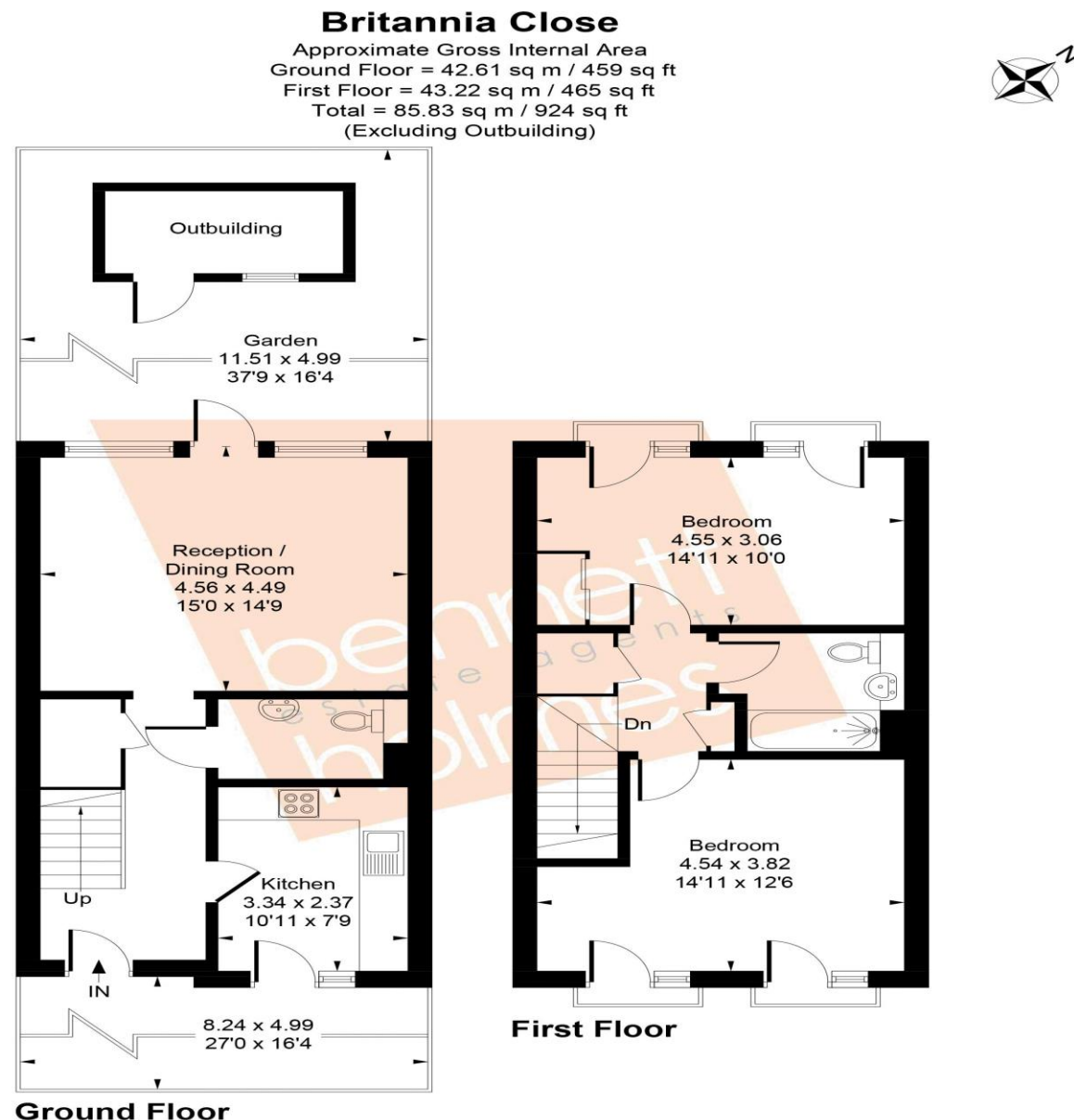


## Britannia Close Northolt UB5 6JY

Price Guide: £475,000



Bennett Holmes are pleased to offer this two double bedroom mid terrace house which was built in 2015. The property is situated in a cul-de-sac location in Northolt and offers excellent transport connections (the A40 and Hayes bypass) along with convenient access to local bus routes, schools and shops. The property is in modern condition throughout - it has recently been painted and has new laminate flooring/ carpets. Other benefits include additional downstairs WC, solar panels, gas central heating, double glazed windows, off street parking and EV Charger installed and activated.

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

Freehold  
Borough of Ealing  
Council Tax D- £2,041  
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.



- TWO DOUBLE BEDROOMS
- TERRACE HOUSE
- MODERN CONDITION THROUGHOUT
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- DOWNSTAIRS WC
- OFF STREET PARKING
- SOLAR PANELS AND EV CHARGER

**Britannia Close  
Northolt  
UB5 6JY**

**Price Guide: £475,000**



## Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the kitchen, downstairs WC, a storage cupboard and the living room. The modern kitchen is fitted with wall and base level units, sink and drainer, an integrated four ring gas hob with an overhead extractor hood and electric oven, an integrated fridge/ freezer and plumbing for a dishwasher. With tiled walls and a double glazed door to the front garden. The rear aspect living room has double glazed patio doors to the rear garden.

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

Outside the property is a rear garden measuring approx. 40 ft which is artificial grass with a patio area. To the rear of the garden is a wooden storage shed. To the front of the property is off street parking. There is a EV Charger installed & activated and there is locked bike storage in the driveway.

The property has recently been painted throughout, there is new laminate flooring downstairs and new carpet upstairs. The property has solar panels.

