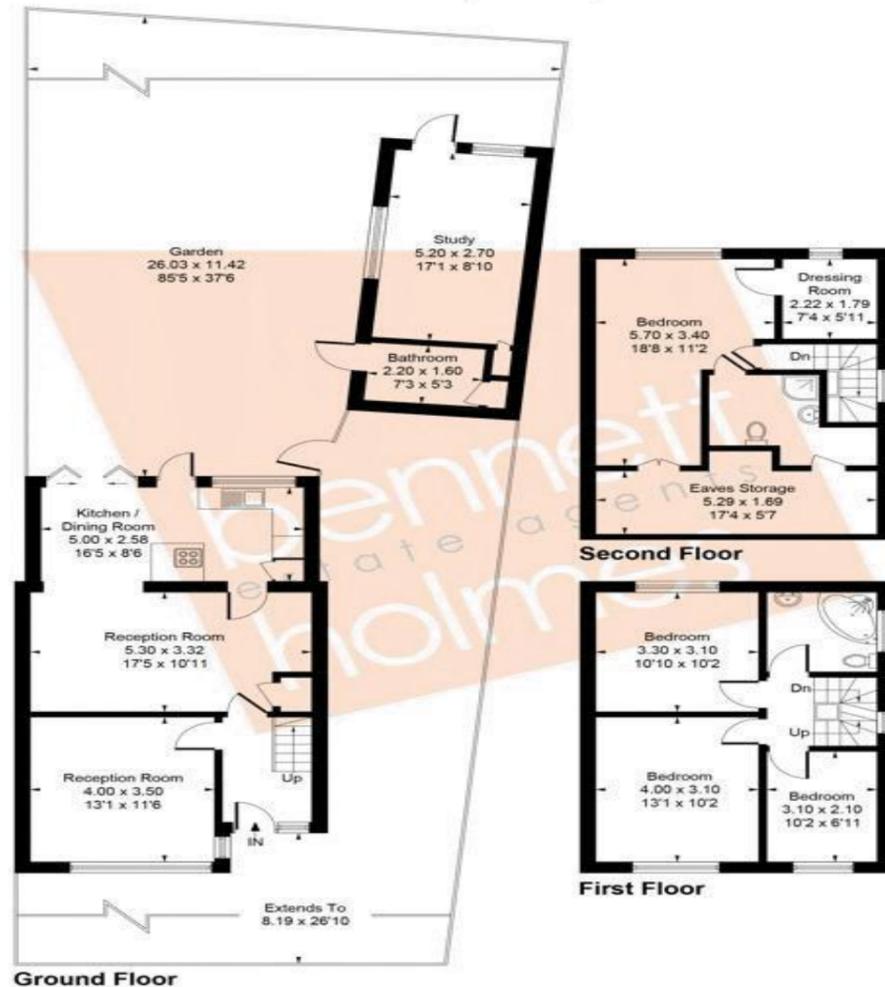


Kingshill Avenue

Approximate Gross Internal Area
 Ground Floor = 52.99 sq m / 570 sq ft
 First Floor = 39.85 sq m / 429 sq ft
 Second Floor (Excluding Eaves Storage) = 29.67 sq m / 319 sq ft
 Outbuilding = 18.93 sq m / 204 sq ft
 Total = 141.44 sq m / 1522 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.

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- 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.

Kingshill Avenue Northolt UB5 6LF

Price Guide: Offers in Excess of £635,000



Bennett Holmes are pleased to offer this extended, four bedroom, two bathroom semi detached house in Northolt. The property measures approx. over 1300 sq ft over three floors and is well presented throughout. The property is situated in a residential location in Northolt, within easy reach of local shops, schools, bus links, the A40 in and out of London and the Hayes bypass. Other benefits include a rear extension, loft conversion, gas central heating, double glazed windows, off street parking and no upper chain. There is a outbuilding in the garden with bathroom. The property is currently rented out as a HMO.



- FOUR BEDROOMS
- SEMI DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- TWO BATHROOMS
- TWO RECEPTION ROOMS
- EXTENDED TO THE REAR
- LOFT CONVERTED
- NO UPPER CHAIN

**Kingshill Avenue
Northolt
UB5 6LF**

Price Guide: Offers in Excess of £635,000



Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to two reception rooms. The second reception room has square arches opening to the open plan modern kitchen/ diner. The kitchen is fitted with wall and base level units, a sink and drainer, an integrated 4 ring electric hob with an overhead extractor hood. There is an integrated fridge/ freezer, microwave and oven. Plumbing for a washing machine and tri folding patio doors to the rear garden. Stairs lead to the first floor landing with doors to three bedrooms and the bathroom. Stairs lead to the second floor with a door to the fourth bedroom, with a door to a dressing room and a door to an en suite shower room. Outside the property is a rear garden which measures approx. 85 ft and is mainly laid to lawn with a patio area. There is an outbuilding in the garden with bathroom. To the front of the property is off street parking.

