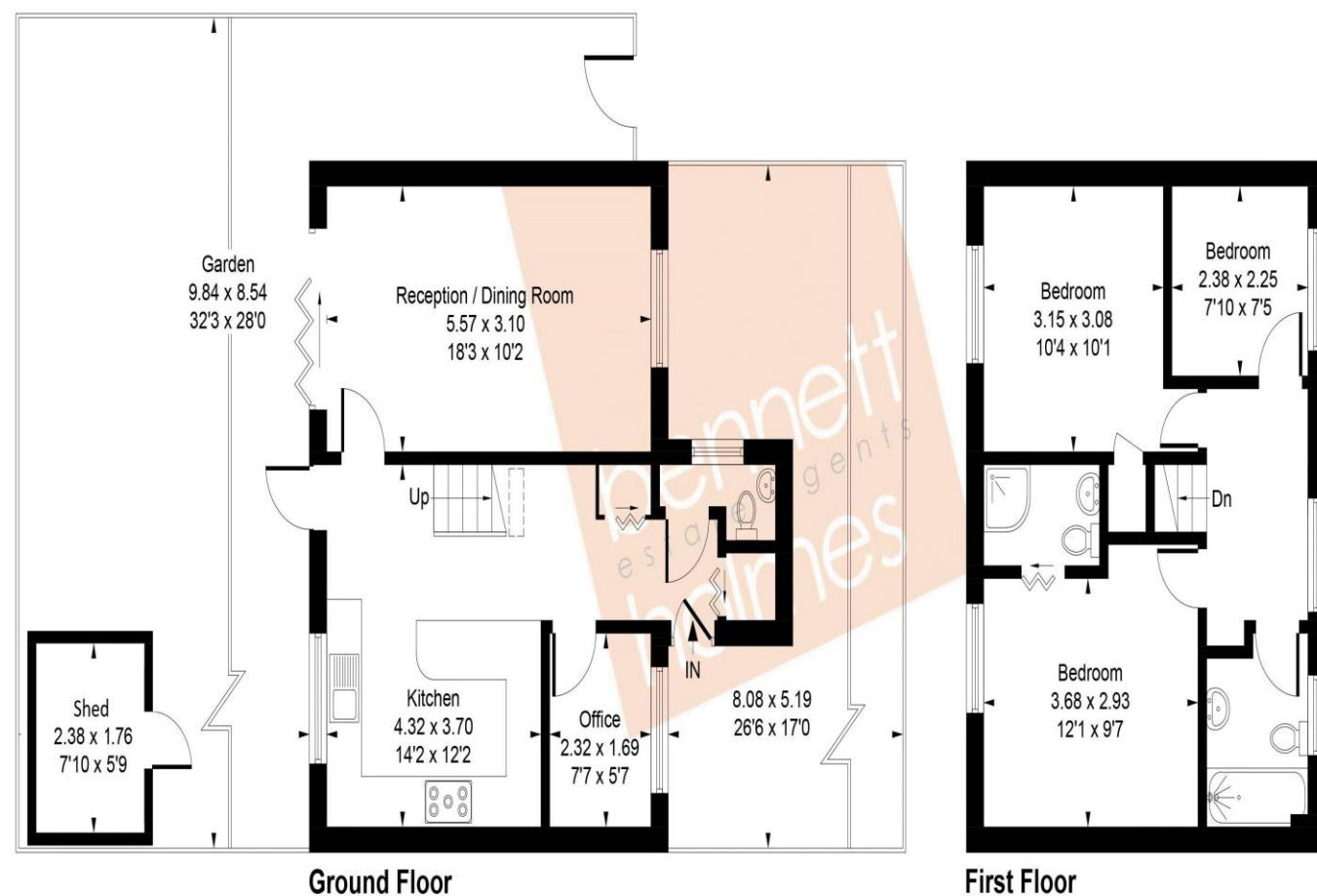


Lancaster Road

Approximate Gross Internal Area
Ground Floor = 47.11 sq m / 507 sq ft
First Floor = 42.56 sq m / 458 sq ft
Total = 89.67 sq m / 965 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 purchase.
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NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

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.

Lancaster Road Northolt UB5 4TL

Price Guide: £490,000



Bennett Holmes are pleased to offer this well presented three bedroom, two bathroom semi detached house situated in a residential location in Northolt. The property is located within 0.7 miles of Northolt's main shopping and transport facilities to include the Central Line Tube Station. Within 0.6 miles is also Northolt Parks National Rail Station. Also nearby are local schools and bus links. Other benefits include principle bedroom with ensuite, a downstairs WC, modern kitchen, modern bathroom, gas central heating and double glazing.



- THREE BEDROOMS
- SEMI DETACHED HOUSE
- PRINCIPLE BEDROOM WITH EN SUITE
- DOWNSTAIRS WC
- MODERN KITCHEN AND BATHROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- FRONT AND REAR GARDENS
- 0.7 MILES TO NORTHOLT CENTRAL LINE TUBE STATION

Lancaster Road Northolt UB5 4TL

Price Guide: £490,000



Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to a downstairs WC, office and is open plan to the modern fitted kitchen. The open plan kitchen comprises a range of base and eye level units with quartz countertops, a sink and drainer, a generously sized breakfast bar, space for a range cooker and space for a fridge/ freezer. From the kitchen there is a door to the rear garden and a door to the spacious lounge with wood flooring and patio doors to the rear garden.

From the kitchen stairs lead to the first floor landing with doors to all three bedrooms and the modern family bathroom. There are two double bedrooms and one single bedroom. The principle bedroom has a door to an ensuite shower room with WC.

Outside the property are front and rear gardens with the mainly lawned rear garden measuring approximately 30 ft.

To the front of the property is communal parking.

