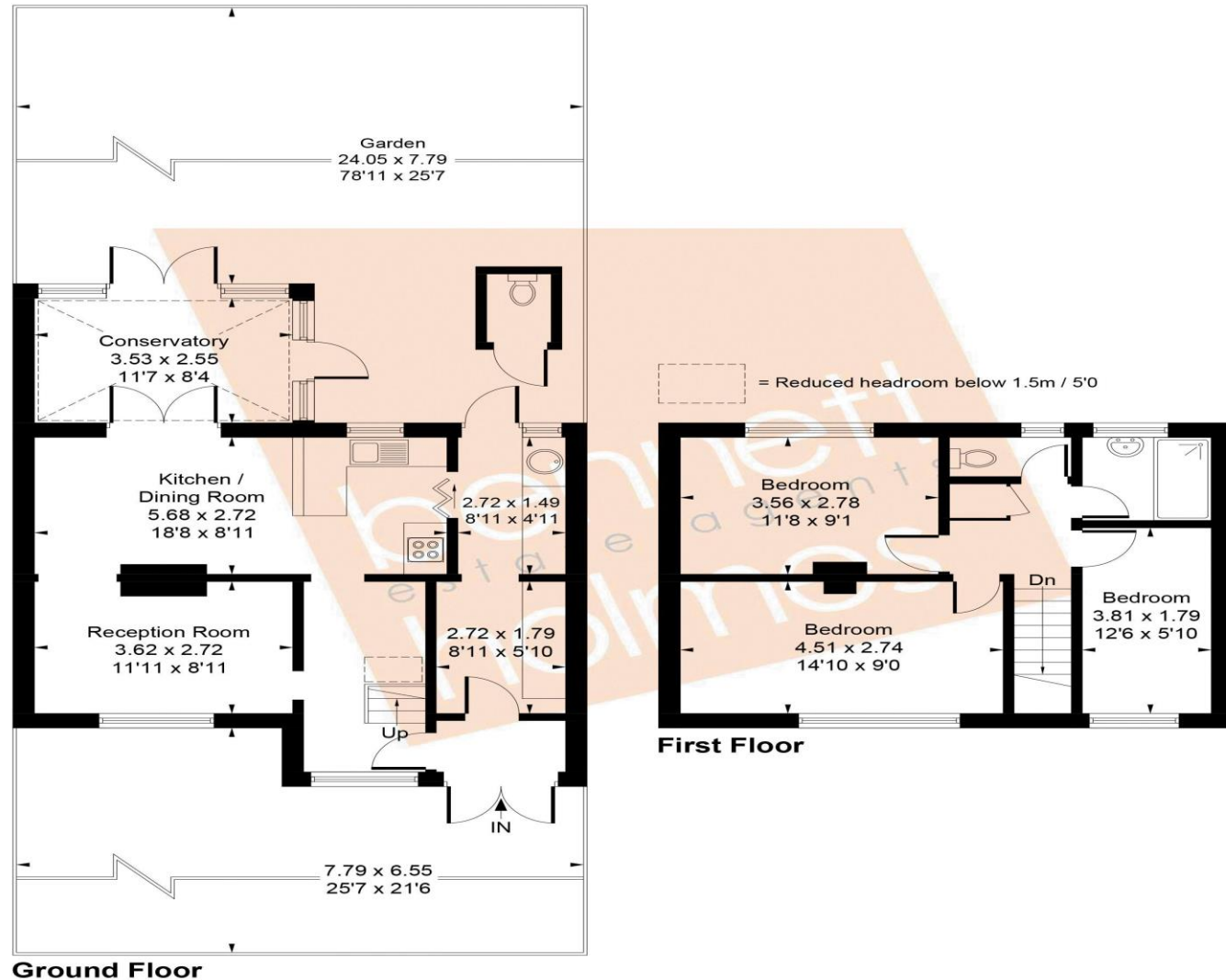


Bengarth Road

Approximate Gross Internal Area
Ground Floor (Including WC) = 58.69 sq m / 632 sq ft
First Floor = 41.81 sq m / 450 sq ft
Total = 100.50 sq m / 1082 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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Freehold
London Borough of Ealing
Council Tax Band D- £2,138.53
EPC- C

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.

Bengarth Road Northolt UB5 5LH

Price Guide: £525,000



Bennett Holmes are pleased to offer this well presented three bedroom mid terrace house located in a residential location in Northolt. The property is situated within 1.1 mile from Northolt's Central Line tube station and is within easy access of the A40 in and out of London. The property is also convenient for local bus links and local schools. Other benefits include two reception rooms, a utility room, a double glazed conservatory, gas central heating, double glazed windows, well maintained front and rear gardens. There is an off street parking space and potential to extend the property STPP.



- THREE BEDROOMS
- MID TERRACE HOUSE
- CONSERVATORY
- TWO RECEPTION ROOMS
- UTILITY ROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- POTENTIAL TO EXTEND STPP.
- OFF STREET PARKING

**Bengarth Road
Northolt
UB5 5LH**

Price Guide: £525,000



Accommodation

The accommodation briefly comprises a front porch door opening to two front doors. One front door opens to the entrance hall with doors to two reception rooms. The second front door opens to the utility room leading to the extended kitchen area. The kitchen is fitted with wall and base level units, a sink and drainer, a 4 ring gas hob with an overhead extractor hood and integrated electric oven and has a door to the extended kitchen with wall and base level units, a sink, plumbing for a washing machine, tumble dryer, space for a fridge/ freezer and has a door to the rear garden. The second reception room has a door to the double glazed conservatory with patio doors to the rear garden. Stairs lead to the first floor landing with doors to three bedrooms, shower room and the separate WC. There are two double bedrooms and one single bedroom.

Outside the property is a well maintained rear garden which measures approx. 80 ft which is mainly laid to lawn with a patio area. There is a brick built store with an outside WC and wooden garden sheds. To the front of the property is a paved front garden and an off street parking space. The property has new gutters and soffits.

