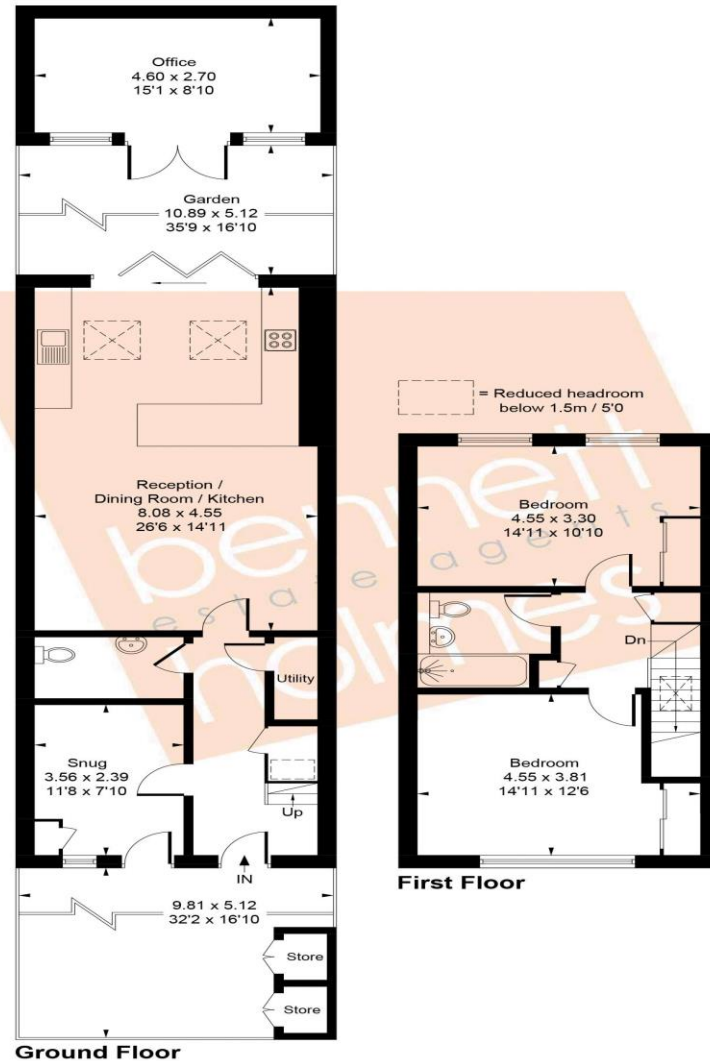


Britannia Close

Approximate Gross Internal Area
 Ground Floor (Excluding Stores) = 60.70 sq m / 653 sq ft
 First Floor = 43.90 sq m / 473 sq ft
 Office = 12.80 sq m / 138 sq ft
 Total = 117.4 sq m / 1264 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- £2041

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.

Britannia Close Northolt UB5 6JY

Price Guide: £530,000



Bennett Holmes are pleased to offer this extended, modern, three 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. Other benefits include a rear extension offering a modern kitchen/ diner, three double bedrooms, a downstairs WC, gas central heating, double glazed windows, off street parking, a rear garden with outbuilding and no upper chain.



- THREE DOUBLE BEDROOMS
- TERRACE HOUSE
- REAR EXTENDED
- MODERN THROUGHOUT
- OFF STREET PARKING
- DOWNSTAIRS WC
- GAS CENTRAL HEATING
- DOUBLE GLAZING

**Britannia Close
Northolt
UB5 6JY**

Price Guide: £530,000



Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the third bedroom, utility room, downstairs WC and the extended open plan kitchen diner/ reception room. The modern kitchen comprises wall and base level units, breakfast bar, sink, space for a fridge/ freezer, integrated electric hob with an overhead extractor hood, integrated microwave/oven and tri folding doors to the rear garden.

Stairs lead to the first floor landing with doors to two double bedrooms and the modern bathroom.

Outside the property is a rear garden which measures approx. 16 ft and is mainly laid to artificial lawn with a patio area.

To the rear of the garden is a wooden outbuilding.

To the front is off street parking and two storage sheds.

