



Eastcote Lane, Northolt, UB5 5RQ





gibsonhoney

NO UPPER CHAIN. We are pleased to present to the market this semi-detached home situated close to amenities. In need of some modernisation and with potential to extend STPP, the property briefly comprises: Three good size bedrooms, lounge, fitted kitchen and bathroom suite. The property benefits include: Gas central heating and large rear garden. Set in this popular residential area and ideally situated within walking distance of Northolt Station (Central Line), bus routes, Northolt Leisure Centre and the A40 which offers swift and easy access to both Central London and the Home Counties. For families the property is ideally located within close proximity of local highly regarded schools.



ENTRANCE HALL

Front aspect door, storage cupboard housing meters, doors to:

LIVING ROOM

Front aspect double glazed windows, picture rail, laminate flooring, under-stair storage cupboard, radiator

KITCHEN

Rear aspect double glazed frosted glass door, rear aspect

double glazed windows, part tiled walls, range of base and eye level units, boiler, stainless steel sink with drying rack, 4 ring gas hob with extractor hood, radiator, room for a range of appliances

BATHROOM

Rear aspect double glazed frosted glass window, wall mounted power shower, vanity unit incorporating wash hand basin, low level w/c, radiator

LANDING

Access to loft hatch, doors to:

BEDROOM ONE

Front aspect double glazed window, built in wardrobe, storage cupboard, laminate flooring, radiator

BEDROOM TWO

Rear aspect double glazed window, radiator

BEDROOM THREE

Rear aspect double glazed window, radiator

GARDEN

Patio area, mainly laid to lawn

COUNCIL TAX

London Borough of Ealing - Band D - £2,138.53

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

Northolt (0.4 Mi) - Central Line



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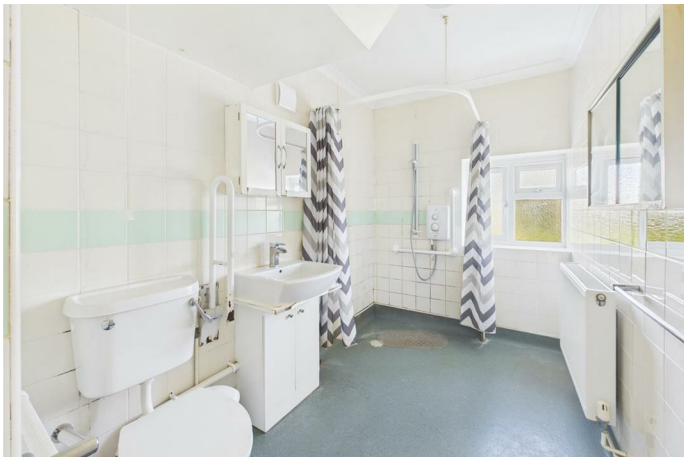
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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