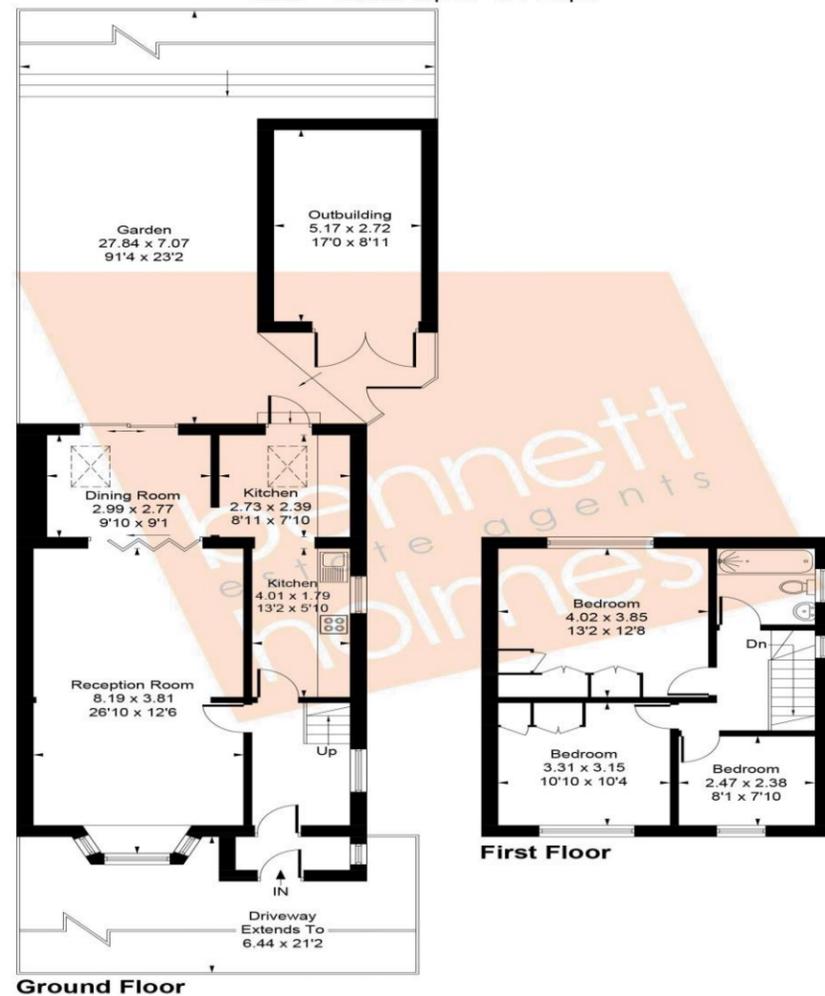


Halsbury Road East Northolt UB5 4PU

Price Guide: Offers in Excess of £600,000

Halsbury Road East

Approximate Gross Internal Area
Ground Floor = 64.59 sq m / 695 sq ft
First Floor = 43.21 sq m / 465 sq ft
Outbuilding = 14.29 sq m / 154 sq ft
Total = 122.09 sq m / 1314 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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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.



Bennett Holmes are pleased to offer this recently renovated extended three bedroom semi detached house situated in a residential location in Northolt. The property is located within 0.4 miles to Northolt Park's Nation rail station, 0.7 miles to South Harrows shopping and transport facilities to include the Piccadilly line station. Local bus routes and local schools are also close by. The property is beautifully presented throughout and benefits from modern kitchen and bathroom. Gas central heating, double glazed windows, off street parking, a large rear landscaped garden measuring approx. 90 ft, a garage and there is potential to extend further STPP.



- THREE BEDROOMS
- SEMI DETACHED HOUSE
- EXTENDED TO THE REAR
- RECENTLY RENOVATED
- GAS CENTRAL HEATED AND DOUBLE GLAZED WINDOWS
- APPROX. 90 FT REAR GARDEN
- OFF STREET PARKING
- 0.4 MILES TO NORTHOLT PARK STATION

**Halsbury Road East
Northolt
UB5 4PU**

Price Guide: Offers in Excess of £600,000



Accommodation

The accommodation briefly comprises an enclosed porch leading into the entrance hall with stairs to the first floor landing and doors to the through lounge and the extended kitchen. The through lounge has glass doors to the dining room. The kitchen is fitted with wall and base level units, an integrated 5 ring gas hob with an overhead extractor hood and electric oven. There is plumbing for a washing machine, space for a tumble dryer, fridge freezer and there is a patio door to the rear garden. From the kitchen there is an archway to the dining room, with patio doors to the rear garden. Stairs lead to the first floor landing with access to the loft and doors to three bedrooms and the bathroom. There are two double bedrooms and one single bedroom. Both double bedrooms have fitted wardrobes. Outside the property is large landscaped rear garden which measures approx. 90 ft and is mainly laid to lawn with an extended patio area. There is a garage in the rear garden. To the front of the property is off street parking. The property is fitted with an EV charger.

