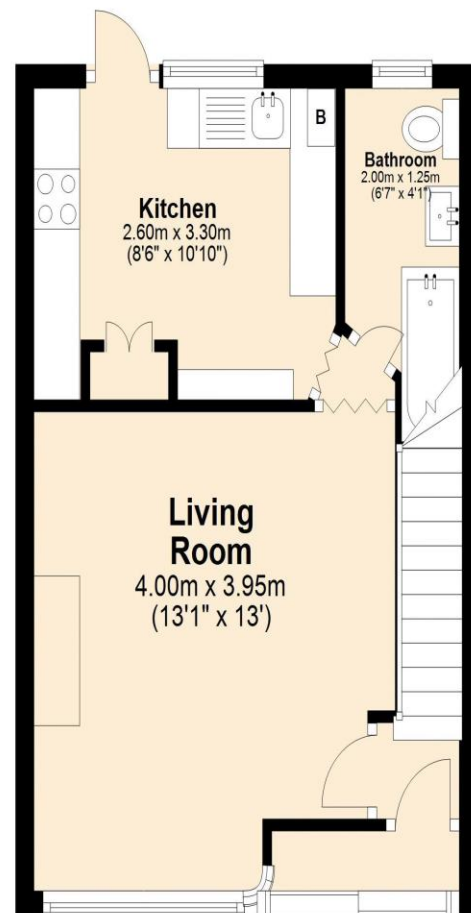


## Carr Road Northolt UB5 4RH

Price Guide: £430,000

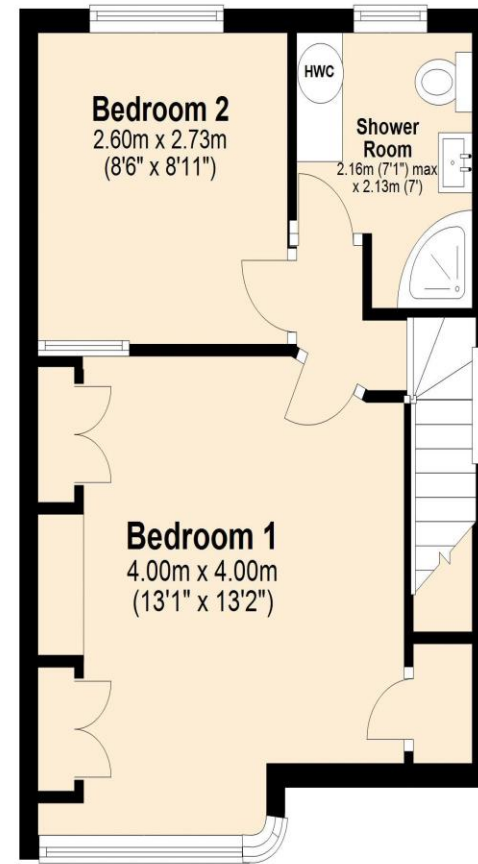
### Ground Floor

Approx. 31.2 sq. metres (335.3 sq. feet)



### First Floor

Approx. 30.4 sq. metres (327.7 sq. feet)



Total area: approx. 61.6 sq. metres (663.0 sq. feet)

This plan is for illustration purposes only and should be used as such by any prospective purchaser. 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.

Plan produced using PlanUp.

FREEHOLD

London Borough of Ealing  
Council tax band D £1,571.22  
EPC =D

NORTHOLT OFFICE

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sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto: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.



Bennett Holmes are pleased to offer this two bedroom, two bathroom end of terraced family home situated in a popular, residential location in Northolt. The property is within 0.4 miles of the local shopping and transport facilities, to include the Central Line Station. Other benefits include a downstairs bathroom, approx. 80' rear garden, a garage at the rear accessed via a gated service road, double glazing, gas central heating and NO UPPER CHAIN.



- TWO BEDROOMS
- TWO BATHROOMS
- END OF TERRACE HOUSE
- POTENTIAL TO EXTEND STPP
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- GARAGE AT THE REAR ACCESSED VIA GATED SERVICE ROAD
- NO UPPER CHAIN!!

**Carr Road  
Northolt  
UB5 4RH**

**Price Guide: £430,000**



### Accommodation

The accommodation briefly comprises a double glazed porch opening to the entrance hallway with stairs to the first floor and a door to the lounge. The lounge has a fireplace and a door onto the kitchen and the downstairs bathroom. The kitchen is fitted with wall and base level units providing ample storage, an integrated NEFF double oven, an integrated NEFF 4 ring gas hob with an overhead extractor hood, an integrated fridge/ freezer and plumbing for a washing machine and tumble dryer. There is a door from the kitchen to the rear garden. The downstairs bathroom comprises a bath, wash hand basin and a WC. Stairs lead to the first floor landing with doors to the large master bedroom which is across the front of the house with built in cupboards, the second bedroom overlooking the rear and the family shower room. The shower room comprises a shower, wash hand basin, WC with tiled walls and floor. There are both front and rear gardens and a side access. The rear garden measures approximately 80' in length. There is a garage at the rear accessed via a service road. The property also offers further potential for extension (stpp).

