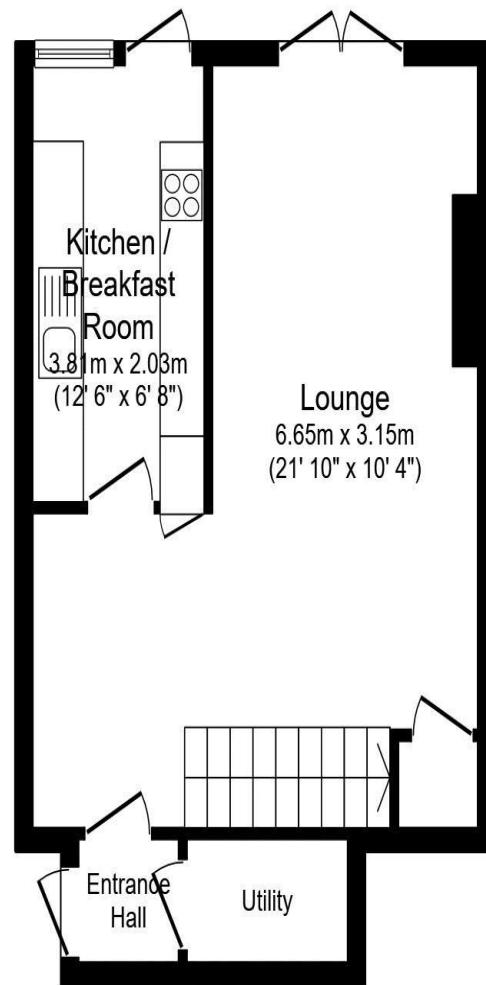
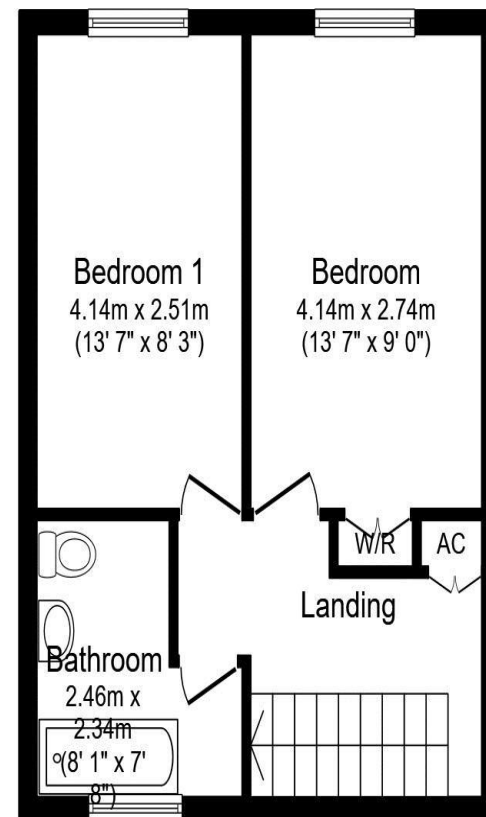


Mayfly Gardens Northolt UB5 6DY

Price Guide: £350,000



Ground Floor



First Floor



Bennett Holmes is pleased to present this two double bedroom mid terrace family home situated off the Ruislip Road and is within easy reach of local shops, schools, parks and fields, the A40 and Hayes bypass. Other benefits include two spacious bedrooms, utility room, rear garden, double glazing and gas central heating throughout. An internal viewing is highly recommended.

Total floor area 74.0 sq.m. (797 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Freehold
London borough of Ealing
Council Tax Band - C - £1,479.69
EPC =D

NORTHOLT OFFICE

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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.



- TWO DOUBLE BEDROOM
- SPACIOUS
- MID TERRACE FAMILY HOME
- UTILITY ROOM
- CLOSE TO A40 AND HAYES BYPASS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
-

**Mayfly Gardens
Northolt
UB5 6DY**

Price Guide: £350,000



Accommodation

Accommodation comprises of entrance hallway leading to the utility room, door to the kitchen, archway to the living room and stairs to the first floor. The kitchen is equipped with wall and base level units, electric oven with gas hob, overhead extractor hood, sink, space for fridge/freezer, splashback tiling, tiled floors and door to the garden. The spacious living room is fully carpeted with a build in cupboard and double doors to the rear garden. To the first floor there is two spacious double bedrooms with a fitted wardrobe in the master bedroom and family bathroom with panel enclosed bath with shower attachment, pedestal wash basin, low flush WC, partly tiled walls and fully tiled floor. Other benefits include spacious rooms, double glazing and gas central heating throughout. Outside is the rear garden which is mainly paved with small lawn area and rear access from behind.

