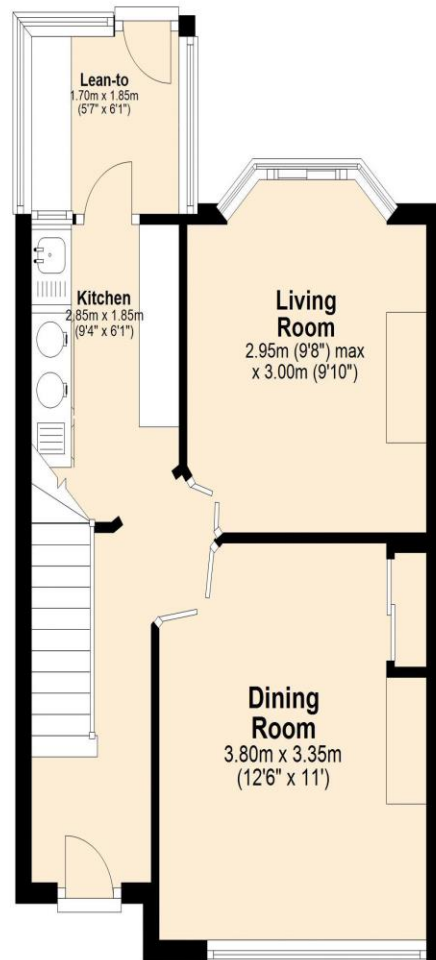


Girton Road Northolt UB5 4SR

Price Guide: £450,000

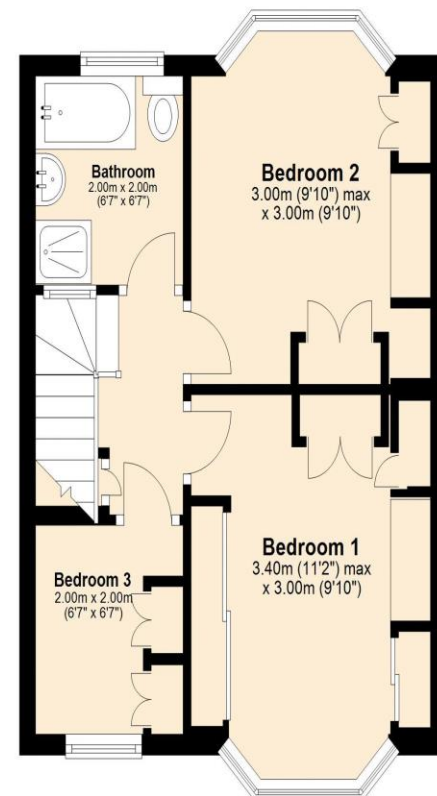
Ground Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.1 sq. feet)



Total area: approx. 69.5 sq. metres (748.3 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 £1,571.22
EPC =D

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.



Bennett Holmes are pleased to offer this three bedroom mid terrace family home situated on a residential location in Northolt. The property is within walking distance to the shopping parade and bus links at Oldfields Circus and also to local schools. Also within 0.8 miles is Northolt Park's Chiltern Railway Line Station and Northolt's main Central Line Station. The A40 and Hayes bypass are also nearby. Other benefits include two reception rooms, a brand new combination boiler, a double garage at the rear, off street parking to the front of the property and no upper chain.



- THREE BEDROOMS
- MID TERRACE HOUSE
- TWO RECEPTION ROOMS
- BRAND NEW COMBINATION BOILER INSTALLED
- PART DOUBLE GLAZED WINDOWS
- OFF STREET PARKING
- DOUBLE GARAGE AT THE REAR
- NO UPPER CHAIN

**Girton Road
Northolt
UB5 4SR**

Price Guide: £450,000



Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the front reception room, the rear reception room and the kitchen. The rear reception room has patio sliding doors to the rear garden. The kitchen is fitted with wall and base level units, an electric cooker point, space for a fridge/ freezer and there is a door to the lean to utility room. The utility room has plumbing for a washing machine and a door to the rear garden. Stairs lead to the first floor landing with doors to three bedrooms and the family bathroom. There are two double bedrooms and one single bedroom. All three bedrooms have fitted wardrobes. The family bathroom comprises a bath, shower cubicle, sink and WC. The loft is located on the first floor landing which is boarded and is accessed via a pull down ladder. Outside the property is a rear garden which measures approx. 40 ft which is paved. At the rear of the garden is a double garage which is accessed via the rear gated service road. To the front is off street parking.

