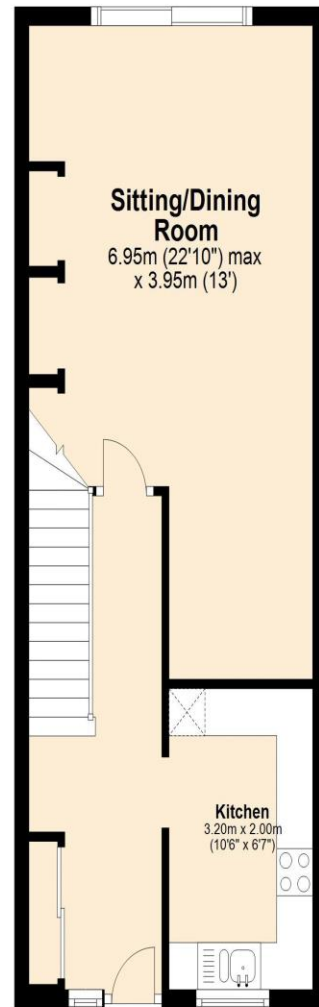


## Blenheim Road Northolt UB5 4TW

Price Guide: £420,000

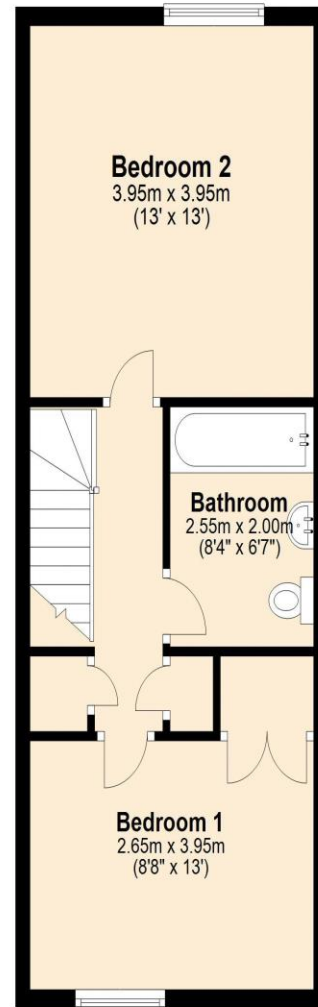
### Ground Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



### First Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



Total area: approx. 81.0 sq. metres (871.6 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  
Borough of Ealing  
Council Tax Band D  
Council Tax £1,841 per annum  
EPC =D

#### NORTHOLT OFFICE

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[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 double bedroom mid terraced house situated in a quiet, residential location in Northolt. The property is within 0.6 miles to Northolt's main shopping and transport facilities to include the central line tube station. Local schools are also nearby. Benefits include double glazed windows, gas central heating, off street parking for two cars and no upper chain.





- MID TERRACED FAMILY HOME
- TWO DOUBLE BEDROOMS
- LOUNGE / DINER
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- OFF STREET PARKING
- SOME MODERNISATION REQUIRED
- NO UPPER CHAIN

**Blenheim Road  
Northolt  
UB5 4TW**

**Price Guide: £420,000**



### Accommodation

Double glazed front door to entrance hall with built in cupboard, stairs to the first floor landing and doors to the kitchen and lounge/diner. The lounge /diner has sliding patio doors to the garden and the fitted kitchen includes a range of base and eye level units, electric cooker point, plumbing for a washing machine, space for a fridge freezer and a wall mounted boiler. To the first floor is a landing with hatch to the loft space with a pull down ladder, two built in cupboards one housing the hot water cylinder and doors to all rooms. There are two double bedrooms, one with a built-in cupboard and the family bathroom which comprises a pane enclosed bath with mixer tap and shower attachment, a wash hand basin with vanity unit and a low level w.c. Outside there is off street parking to the front for two cars and a rear garden measuring approximately 30' with a timber shed.

