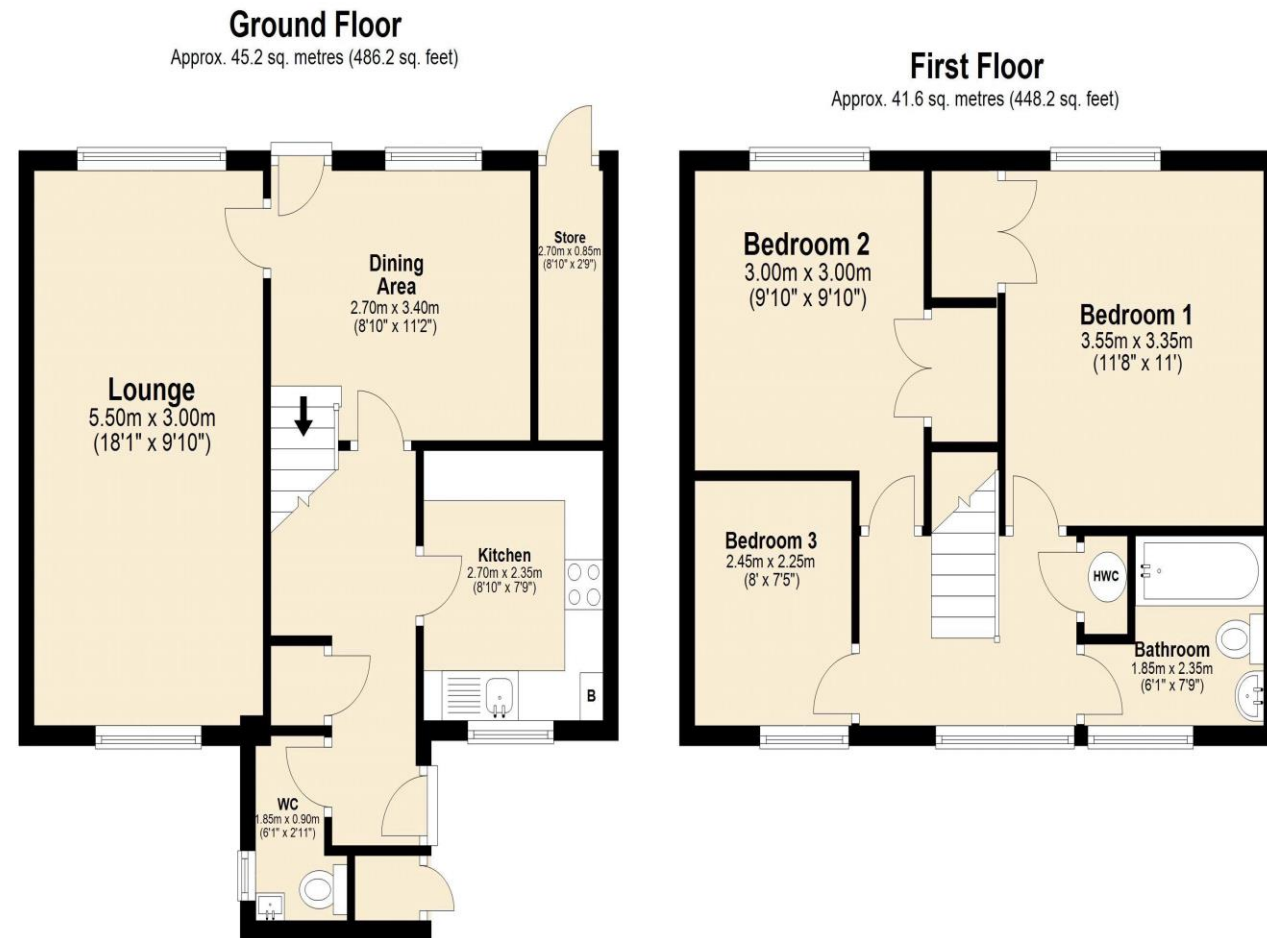


Lancaster Road Northolt UB5 4TH

Price Guide: £489,950



Total area: approx. 86.8 sq. metres (934.5 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 =C

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.



NO UPPER CHAIN.. Bennett Holmes are pleased to offer this well presented three bedroom detached house. The property is situated in a quiet, residential location in Northolt. Within 0.7 miles is Northolt's main shopping and transport facilities to include the Central Line Tube Station. Also nearby is Northolt's Leisure Centre, local schools and parks. Benefits include two reception rooms, a downstairs WC, gas central heating and double glazed windows.



- DETACHED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- DOWNSTAIRS WC
- 0.7 MILES TO NORTHOLT TUBE
- NO UPPER CHAIN

**Lancaster Road
Northolt
UB5 4TH**

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Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the kitchen and the dining room. The kitchen is fitted with wall and base level units, an integral 4 ring gas hob with overhead extractor hood and electric oven. There is space for an under counter fridge and freezer. The wall mounted combination boiler is located in one of the kitchen cupboards. From the dining room there is a double glazed door to the rear garden and there is a door to the lounge. Stairs lead to the first floor landing with doors to three bedrooms and the family bathroom. There are two double bedrooms both with fitted wardrobes and a single bedroom.

Outside the property there are front and rear garden. The garden measures approx. 40 ft rear garden which is mainly laid lawn with a patio area.

