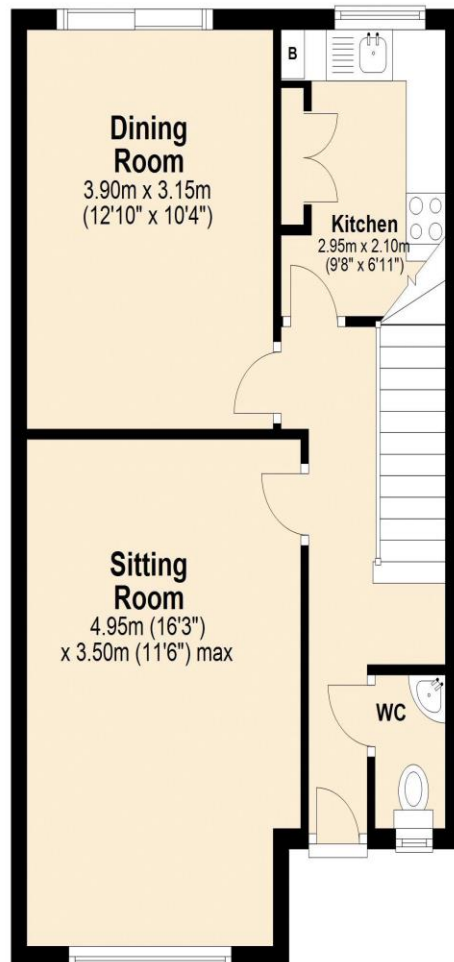


## Ascot Close Northolt UB5 4EH

Price Guide: £480,000

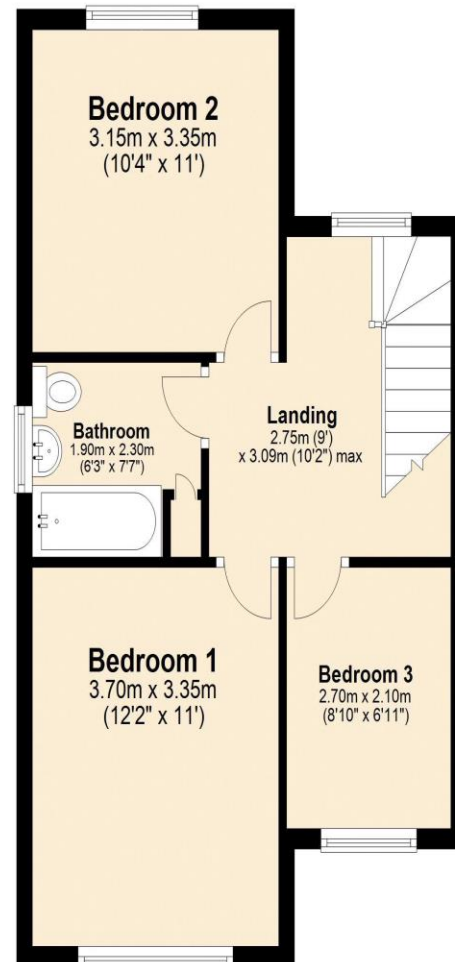
### Ground Floor

Approx. 45.9 sq. metres (494.0 sq. feet)



### First Floor

Approx. 42.9 sq. metres (461.3 sq. feet)



Total area: approx. 88.8 sq. metres (955.4 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

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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 larger than average three bedroom end of terrace house situated in a popular, residential location in Northolt. The property is within 0.5 miles of the local shopping and transport facilities to include Northolt's Central Line station, Northolt Park's Chiltern Railway Line station and also South Harrow's Piccadilly Line station. Other benefits include two reception rooms, gas central heating and a downstairs WC.



- THREE BEDROOMS
- END OF TERRACE HOUSE
- 0.5 MILES TO NORTHOLT TUBE STATION
- TWO RECEPTION ROOMS
- A DOWNSTAIRS WC
- GAS CENTRAL HEATING
- MOSTLY DOUBLE GLAZED WINDOWS
- FRONT AND REAR GARDENS

**Ascot Close  
Northolt  
UB5 4EH**

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**Accommodation**

The accommodation briefly comprises a front door opening to the entrance hall with doors to the downstairs WC, two reception rooms and the kitchen. The hall and both reception rooms have wooden flooring, the rear reception room has double glazed patio doors to the rear garden. The kitchen is fitted with wall and base level units providing ample storage, there is a gas cooker point, plumbing for a washing machine and space for a fridge/ freezer. The kitchen has part tiled walls and a tiled floor. Stairs lead to the first floor larger than average landing with doors to three bedrooms, the family bathroom and access to the loft. There are two double bedrooms and one single bedroom. The bathroom comprises a three piece suite; a wash hand basin, bath and WC.

Outside the property are front and rear gardens. The rear garden measures approx. 40 ft and is mainly laid lawn with a patio area and has two sheds.

