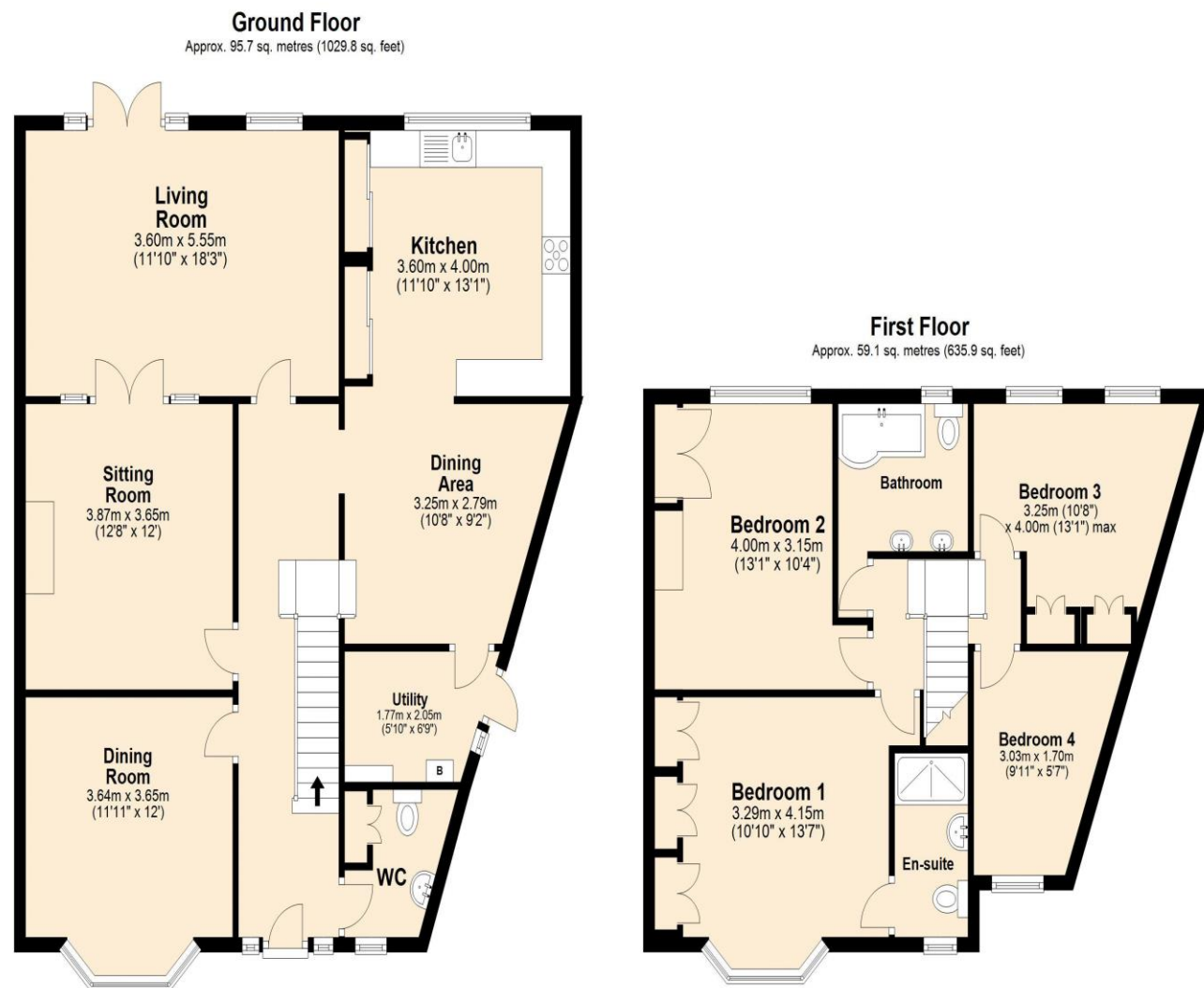


Sandringham Road Northolt UB5 5HN

Price Guide: £775,000



Total area: approx. 154.7 sq. metres (1665.6 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
London Borough of Ealing
Council tax band E £1,920.38
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.



Bennett Holmes are delighted to offer to the market this beautifully presented four bedroom, two bathroom spacious semi detached house situated in the highly desirable location of Northolt Village. The property is 0.2 miles to Northolt's Central Line Station and is within easy reach of bus links, local shops and schools. The property has been substantially extended to the side and to the rear, a viewing is highly recommended. Benefits include 3 reception rooms, a modern kitchen/ diner with underfloor heating, a utility room, downstairs w.c., master bedroom with en-suite shower room, a large rear garden with two outbuildings and off street parking.



- FOUR BEDROOMS
- SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- HEAVILY EXTENDED TO THE SIDE AND REAR
- 0.2 MILES TO NORTHOLT TUBE
- TWO OUTBUILDINGS AT THE REAR OF THE GARDEN
- OFF STREET PARKING
- A MUST SEE PROPERTY!

**Sandringham Road
Northolt
UB5 5HN**

Price Guide: £775,000



Accommodation

The spacious accommodation comprises an entrance hall with doors to the downstairs WC, the dining room, lounge, living room with patio doors to the rear garden and there is a square arch leading to the modern fitted kitchen. The kitchen is extensively fitted with a range of wall and base level units providing ample storage and also includes a one and half bowl sink unit, an integrated 5 ring induction hob with an overhead extractor hood, an integrated fridge/freezer, microwave, a double oven/ grill as well as a wine fridge. The kitchen has underfloor heating and there is space for a dining room table and chairs. From the kitchen there is a utility room, which has plumbing for a washing machine and tumble dryer and a door leading to the rear garden. Stairs lead to the first floor landing with doors to four bedrooms, the family bathroom and the loft which is accessed via a pull down ladder. Three bedrooms have fitted wardrobes and the master bedroom has an en-suite shower room. The family bathroom comprises twin wash hand basins, a low level w.c. and a panel enclosed bath.

Outside the property is off street parking to the front for 2 cars. There is a large rear garden, which is approximately 80' and mainly laid to lawn with a patio area. The garden is perfect for entertaining with its own built in bar area, two outbuildings. One being used as a summer house which includes a shower room and the other as a home gym.

