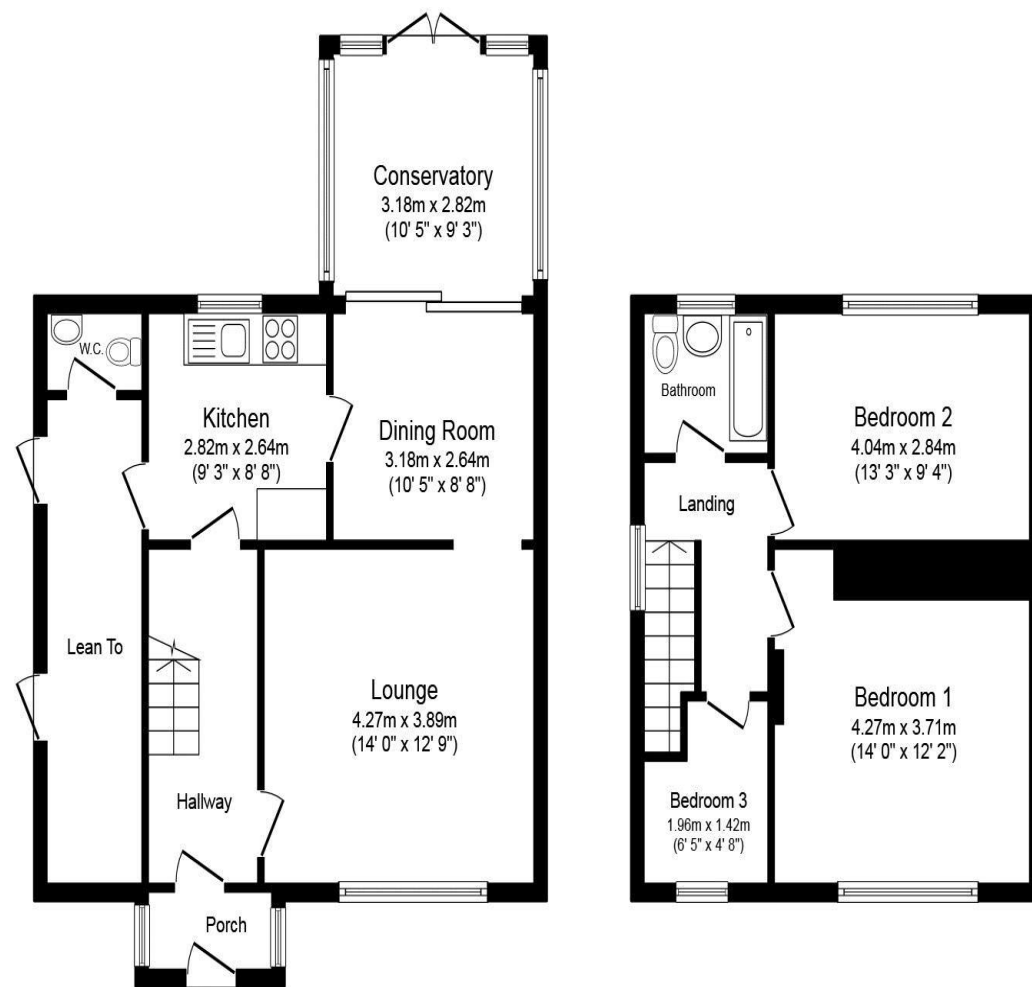


Newnham Close Northolt UB5 4LH

Price Guide: £420,000



Ground Floor

First Floor

Total floor area 103.1 sq.m. (1,109 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Freehold
BISF CONSTRUCTION
Council tax band D £1,571.22
London Borough of Ealing
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 well presented three bedroom end of terrace family home. The property is a 'BISF' construction, situated on a residential close near Oldfield Circus. Local transport links and schools are within easy reach from the property. Other benefits include modern kitchen and bathroom, a conservatory, 18' lean-to at the side with downstairs WC, double glazing and gas central heating.



- THREE BEDROOM
- END OF TERRACE FAMILY HOME
- 'BISF' CONSTRUCTION
- CONSERVATORY
- LEAN-TO AT SIDE
- DOWNSTAIRS WC
- MODERN KITCHEN AND BATHROOM
- FRONT AND REAR GARDENS

**Newnham Close
Northolt
UB5 4LH**

Price Guide: £420,000



Accommodation

The accommodation briefly comprises a front door opening into the entrance hallway. Off the hallway is the front aspect lounge with an opening to the second reception room which also leads onto the double glazed conservatory and kitchen. The kitchen is fully fitted with modern style wall and base level units, integral 5 ring gas hob with overhead extractor hood, integral grill and oven. There is a door from the kitchen onto the side lean-to, currently used as a utility area with space for a fridge/ freezer and plumbing for a washing machine and dishwasher. There is a wall mounted Worcester boiler and a door to a downstairs WC and a door to garden. Upstairs are three bedrooms and the modern family bathroom that contains a white three piece suite and wall mounted shower attachment. With fully tiled walls and a fully tiled floor.

Outside the property are front and rear gardens. the rear garden measuring approximately 50' which mainly laid to lawn with a patio area and a decking area.

