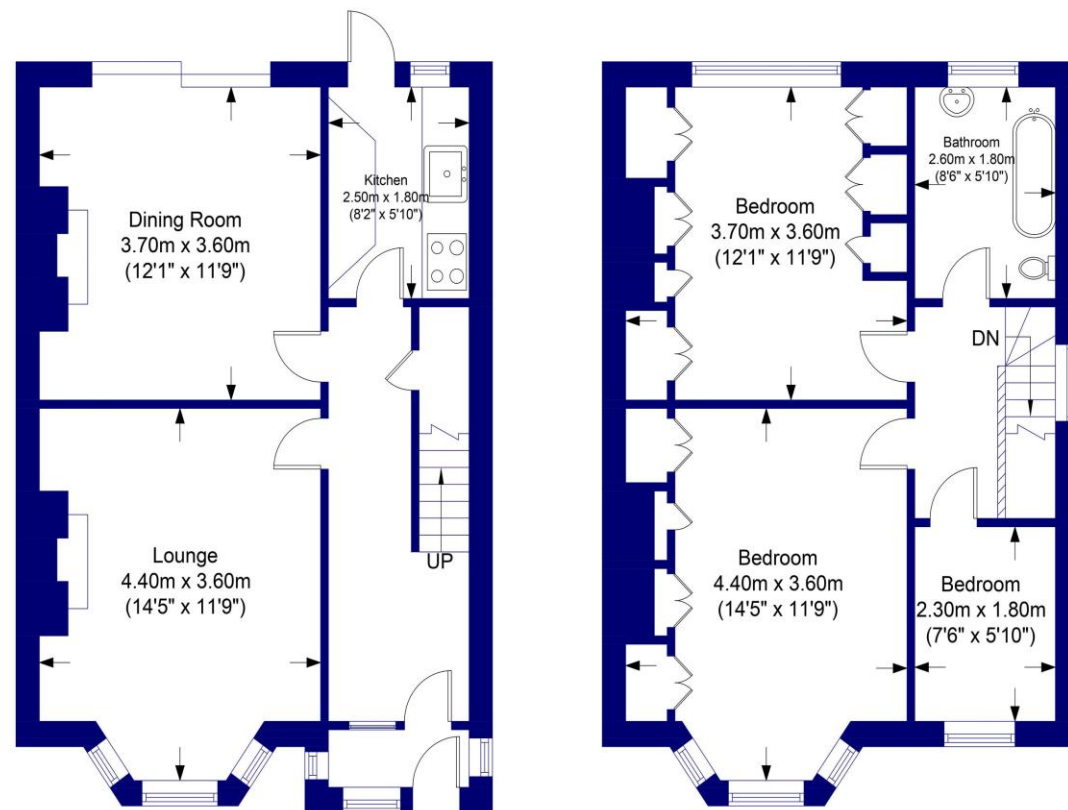


## Petts Hill Northolt UB5 4NN

Price Guide: £500,000

Approximate Gross Internal Floor Area : 86.24 sq m / 928.27 sq ft  
Garden Measurement - (19.50m x 6.40m = 63'11" x 20'11")



Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser

Freehold  
London Borough of Ealing  
Council Tax band E - £2,121.14  
EPC - E

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

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 three bedroom semi detached house. The property is located within easy reach to local shops, schools and 0.2 miles to Northolt Park's British Railway Line Station. Also within 0.4 miles is the Asda superstore, 0.6 miles is Northolt's Central Line Tube Station and 0.9 miles is South Harrows Piccadilly Line Station. Other benefits include two reception rooms, potential to extend the property STPP, front and rear gardens, gas central heating and double glazed windows.



- THREE BEDROOMS
- SEMI DETACHED FREEHOLD HOUSE
- TWO RECEPTION ROOMS
- FRONT AND REAR GARDENS
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- 0.2 MILES TO NORTHOLT PARK STATION
- 0.6 MILES TO NORTHOLT CENTRAL LINE TUBE STATION

**Petts Hill  
Northolt  
UB5 4NN**

**Price Guide: £500,000**



### Accommodation

The accommodation briefly comprises a porch to the front door. The front door opens to the entrance hall with doors to two reception rooms, a large storage cupboard and there is a square arch to the kitchen. The rear reception room has a sliding patio door to the rear garden. The kitchen is fitted with wall and base level units, a sink and drainer, a gas cooker point, plumbing for a washing machine and there is a door to the rear garden. Stairs lead to the first floor landing with doors to three bedrooms, the family bathroom and has access to the loft via a pull down ladder. There are two double bedrooms and one single bedroom. The bathroom comprises a WC, bath and hand wash basin.

Outside the property are front and rear gardens. There is potential to extend the property STPP.

