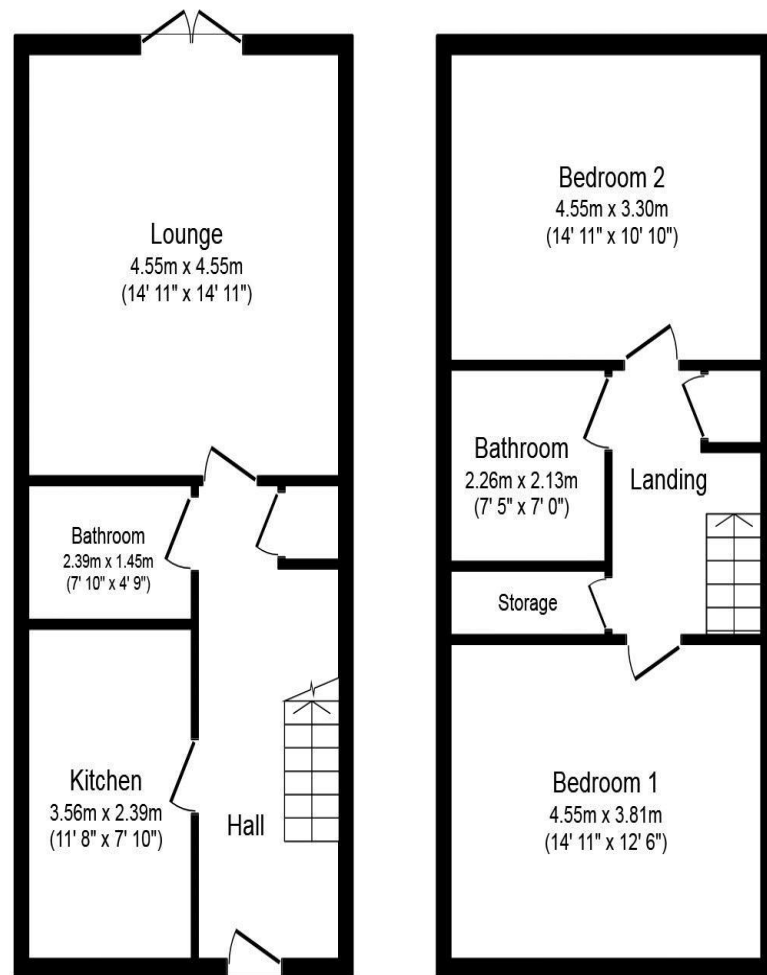


## Britannia Close Northolt UB5 6JY

Price Guide: £400,000



Ground Floor

First Floor

Total floor area 88.6 sq. m. (954 sq. ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

NORTHOLT OFFICE

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FREEHOLD  
Council Tax band D - £1,571.22  
London Borough of Ealing  
EPC =B

**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, modern, two double bedroom mid terrace house which was built in 2015. The property is situated in a cul-de-sac location in Northolt and is within easy reach of local shops, parks and fields, the A40 and Hayes bypass. There are 4 years remaining on the new build structural warranty. Other benefits include two double bedrooms, a downstairs WC, modern kitchen and bathroom, gas central heating, double glazed windows, off street parking and no upper chain.



- TWO DOUBLE BEDROOM
- MID TERRACE HOUSE BUILT IN 2015
- MODERN KITCHEN AND BATHROOM
- DOWNSTAIRS WC
- REAR GARDEN AND OFF STREET PARKING
- 4 YEARS REMAINING ON THE NEW BUILT STRUCTURAL WARRANTY
- NO UPPER CHAIN
- FREEHOLD

**Britannia Close  
Northolt  
UB5 6JY**

**Price Guide: £400,000**



### Accommodation

The accommodation briefly comprises the front door opening to the entrance hallway with doors to the kitchen, downstairs WC, lounge and storage cupboard which has plumbing for a washing machine. The modern kitchen is fully fitted with wall and base level units, integrated 4 ring gas hob with an overhead extractor hood and electric oven. An integral fridge/ freezer and there is a wall mounted combi boiler. The lounge has patio doors to the rear garden. Stairs lead to the first floor landing with doors to two double bedrooms, the family bathroom, a storage cupboard and there is access to the loft. The two double bedrooms are larger than average and both have fitted wardrobes. The modern family bathroom has a bath, WC and wash hand basin with tiled walls and a tiled floor.

Outside the property is a rear garden measuring approx. 50 ft. To the front is off street parking. There are 4 years remaining on the new build structural warranty.

