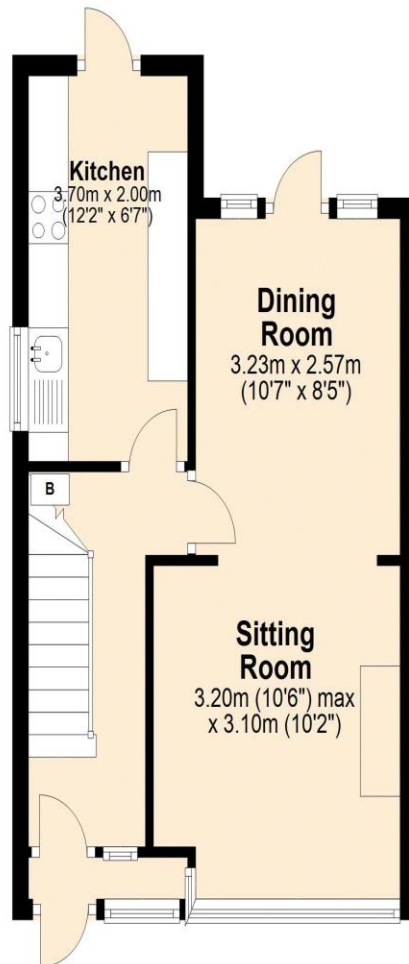


## Wood End Gardens Northolt UB5 4QH

Price Guide: £485,000

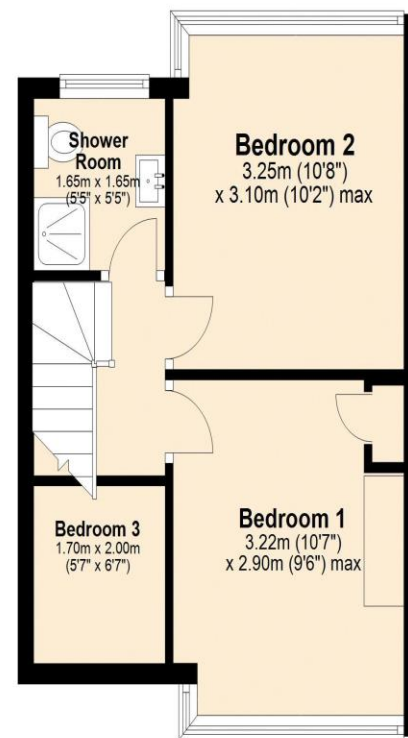
### Ground Floor

Approx. 32.2 sq. metres (346.3 sq. feet)



### First Floor

Approx. 28.8 sq. metres (310.4 sq. feet)



Total area: approx. 61.0 sq. metres (656.7 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 - £1571.22  
EPC =D

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 well presented three bedroom semi detached house situated in a convenient, residential location in Northolt. The property is within 0.6 miles to Sudbury Hill's Piccadilly line station. Other benefits include a through lounge, a modern fitted kitchen, gas central heating, double glazed windows, off street parking and a very large well maintained rear garden measuring in excess of 100 ft.





- THREE BEDROOMS
- SEMI DETACHED HOUSE
- MODERN FITTED KITCHEN
- GAS CENTRAL HEATED
- DOUBLE GLAZED WINDOWS
- OFF STREET PARKING
- SHARED DRIVEWAY
- BEAUTIFUL REAR GARDEN MEASURING IN EXCESS OF 100FT

**Wood End Gardens  
Northolt  
UB5 4QH**

**Price Guide: £485,000**



**Accommodation**

The accommodation briefly comprises an enclosed porch leading into the entrance hallway. There are doors to the through lounge, the kitchen and a storage cupboard under the stairs housing the wall mounted combination boiler. The through lounge has a double glazed patio door to the rear garden. The modern kitchen is fitted with wall and base level units, an integrated 4 ring gas hob with an overhead extractor hood, an integrated microwave oven and electric oven. There is also plumbing for a washing machine, tumble dryer, space for a fridge/ freezer, a fully tiled floor, part tiled walls and there is a door to rear garden. Stairs lead to the first floor landing with doors to three bedrooms and the family shower room. There are two double bedrooms and one single bedroom. Outside the property is a very large well maintained rear garden measuring in excess of 100 ft. It is mainly laid to lawn with a patio area, a vegetable patch and there is a concrete base where the garage used to be. To the front off the property is off street parking and a shared driveway.

