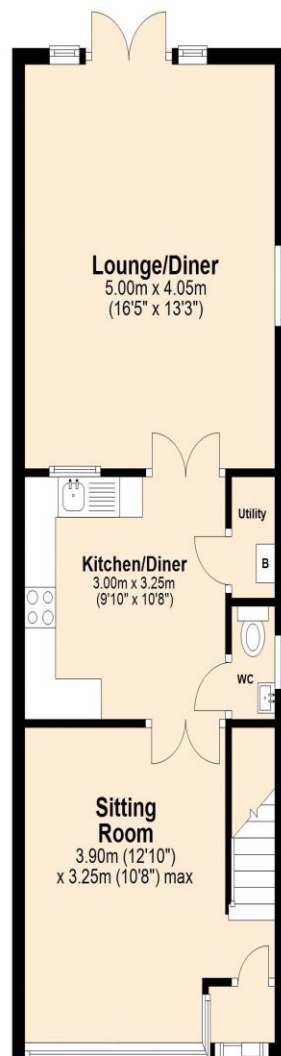


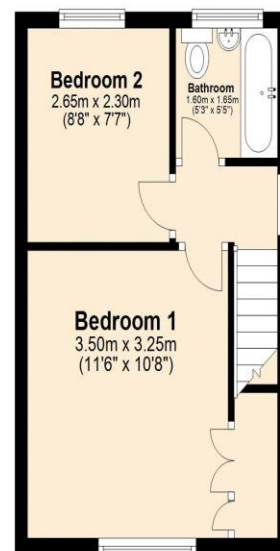
Wood End Gardens Northolt UB5 4QW

Price Guide: £435,000

Ground Floor
Approx. 49.0 sq. metres (527.5 sq. feet)



First Floor
Approx. 25.3 sq. metres (272.8 sq. feet)



Total area: approx. 74.4 sq. metres (800.3 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

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Offices in: Northolt & Pinner

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, extended, two bedroom, two bathroom, semi detached house situated in a convenient, residential location in Northolt.

The property is within 0.5 miles to Northolt Park's Chiltern Railway line Station. Also within 0.9 miles is Northolt Central line station and Sudbury Hill's Piccadilly line station.

Other benefits include a full width rear 5 metre extension offering two reception rooms, a modern fitted kitchen, a downstairs WC, off street parking and no upper chain.



- TWO BEDROOMS
- SEMI DETACHED HOUSE
- EXTENDED 5 METRE TO THE REAR
- MODERN CONDITION THROUGHOUT
- DOWNSTAIRS WC
- GAS CENTRAL HEATED AND DOUBLE GLAZED WINDOWS
- OFF STREET PARKING
- NO UPPER CHAIN

**Wood End Gardens
Northolt
UB5 4QW**

Price Guide: £435,000



Accommodation

The accommodation briefly comprises an enclosed porch leading into the entrance hallway, there is an arch opening to the front reception room which has wooden flooring, there are double doors opening to the kitchen. The modern kitchen is fitted with wall and base level units, an integrated 4 ring gas hob with electric oven with an over head extractor hood, an integrated dishwasher and there is space for a fridge/freezer. The kitchen has tiled walls and flooring and doors to the downstairs w.c and the utility room. There is a wall mounted boiler in the utility room and also plumbing for both a washing machine and tumble dryer. There are double doors from the kitchen to the extended second reception room which has wooden flooring and an octagonal pyramid sky light offering ample lighting into the living area. There are patio doors to the rear garden. Stairs lead to the first floor landing with doors to the two bedrooms and the family bathroom. The master bedroom has fitted wardrobes. The bathroom comprises a WC, a wash hand basin and bath.

Outside the property is a well maintained rear garden measuring approx. 70 ft. To the front is off street parking.

