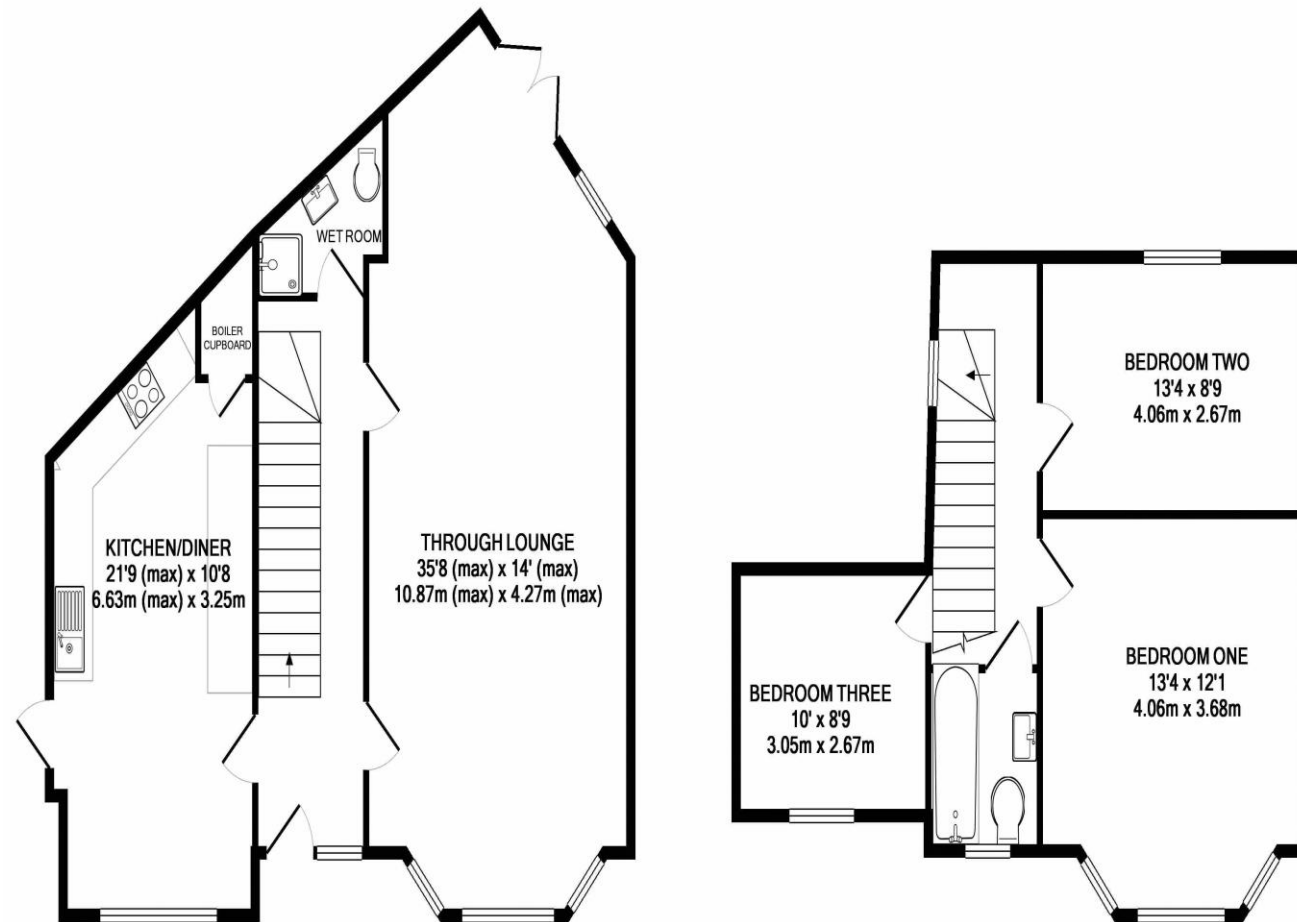


## Russell Road Northolt UB5 4QR

Price Guide: £625,000



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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Freehold.  
Borough of Ealing  
Council Tax Band E  
Council Tax £2,249 per annum  
EPC =B

### NORTHOLT OFFICE

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**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 delighted to offer this three bedroom, two bathroom detached family home which built in 2017. The property is situated in a residential location and is within easy reach of Northolt Park's Chiltern Railway Line Station, local shopping facilities, parks and schools. The property is also within 0.8 miles of Northolt's Central Line Station. Other features include a through lounge, modern kitchen/ diner, downstairs wet room, a charming courtyard garden to the rear, gardens to the side and off street parking to the front. There is the added advantage of NO UPPER CHAIN



- MODERN BUILT HOUSE
- THREE BEDROOMS
- DETACHED HOUSE
- TWO BATHROOMS
- THROUGH LOUNGE
- KITCHEN/ DINER
- OFF STREET PARKING
- NO UPPER CHAIN

**Russell Road  
Northolt  
UB5 4QR**

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### Accommodation

The entrance hallway leads into the downstairs wet room with anti-slip tiling, the through lounge and kitchen/diner. The through lounge has a 2nd door in place for the option of a partition to have two separate reception rooms and a door to the charming courtyard garden. The bright and airy kitchen has an integral 4 ring gas hob with electric integral oven and overhead chimney hood, plumbing for a washing machine and dishwasher, space for a fridge/ freezer, a built in cupboard housing the boiler, space for a table and chairs and a double glazed door to the enclosed, side, lawn garden. Stairs lead up to the first floor landing with doors to three bedrooms and the contemporary fully tiled family bathroom. To the front is off street parking for three cars.

