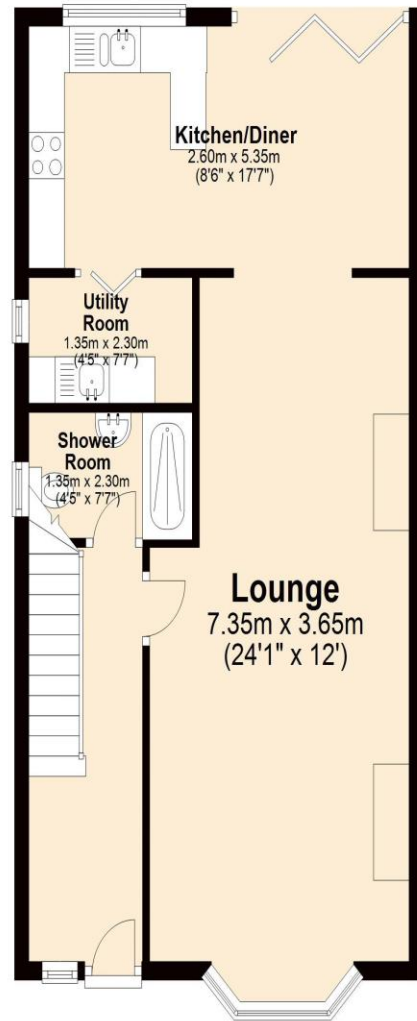


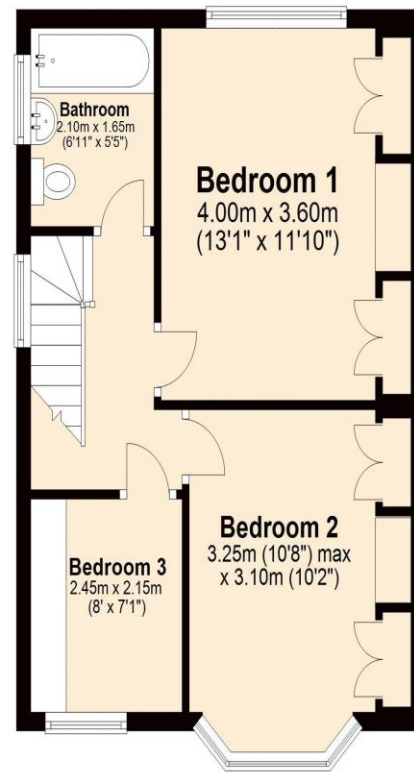
### Ground Floor

Approx. 54.0 sq. metres (581.5 sq. feet)



### First Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



Total area: approx. 94.1 sq. metres (1012.5 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 - £1,571.22  
EPC =C

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.

## 32 Russell Road Northolt UB5 4QS

Price Guide: £525,000



Bennett Holmes are pleased to offer this well presented, extended, larger than average, three bedroom, two bathroom semi detached family home situated in a residential location. The property is within easy reach of local shopping and transport facilities to include Northolt Park's Chiltern Railway Line Station, as well as local schools and parks. Also within 0.7 miles is South Harrows shopping and transport facilities to include the Piccadilly Line Station and Northolt's Central Line Station is also within 0.9 miles away. Other benefits include a full width rear extension, a modern kitchen/ diner, a downstairs shower room, through lounge, gas central heating, double glazed windows and off street parking.





- THREE BEDROOMS
- SEMI DETACHED HOUSE
- EXTENDED
- TWO BATHROOMS
- MODERN KITCHEN/ DINER
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- OFF STREET PARKING

**32 Russell Road  
Northolt  
UB5 4QS**

**Price Guide: £525,000**



### Accommodation

The accommodation briefly comprises an entrance hallway leading to the modern downstairs shower room and through lounge. There is an extended, modern kitchen/ diner at the rear of the property with tri folding patio doors to the rear garden. The kitchen is fitted with modern wall and base level units providing ample storage, one and half bowl sink unit, an integral 4 ring electric hob with an overhead chimney hood, an integral electric oven and microwave. Plumbing for a dishwasher, space for a fridge/ freezer and space for a large dining room table and chairs. From the kitchen there is a utility room which has a sink, space for another fridge/ freezer and plumbing for a washing machine and tumble dryer. Stairs lead up to the first floor landing with doors to two double bedrooms, both with fitted wardrobes, a single bedroom and the family bathroom which comprises of a three piece white suite, a wall mounted shower, part tiled walls and tiled floor.

Outside the property is a large approximately 90' rear garden which is mainly laid to lawn with a patio area. There is a wooden cabin which is insulated and has electricity, a green house and a wooden storage shed. To the front is off street parking for two cars.

