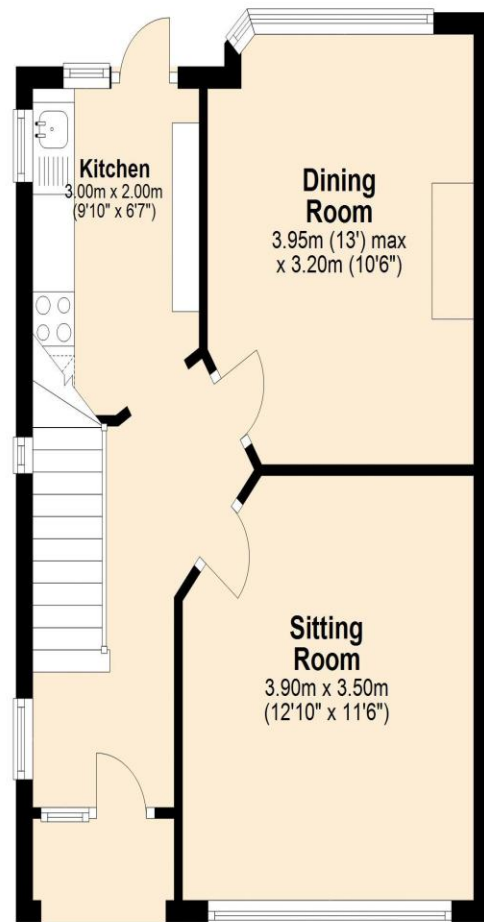


## The Fairway Northolt UB5 4SN

Price Guide: £520,000

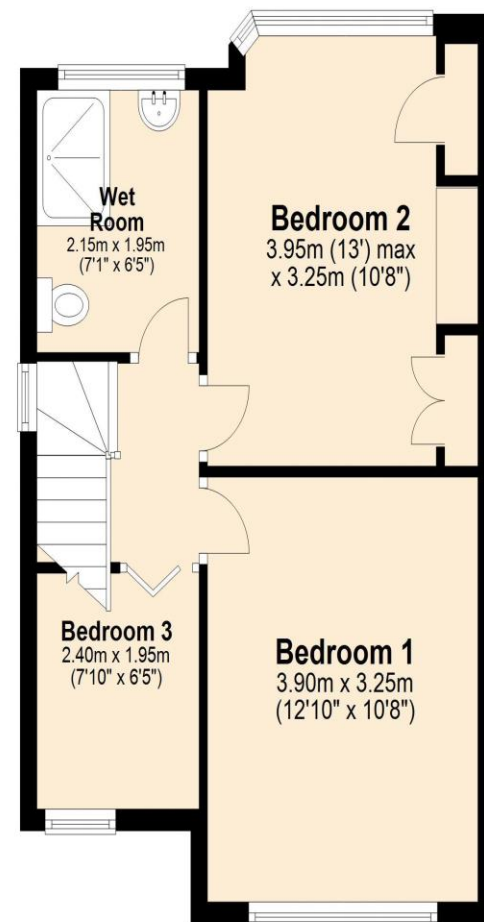
### Ground Floor

Approx. 40.9 sq. metres (440.0 sq. feet)



### First Floor

Approx. 38.8 sq. metres (418.0 sq. feet)



Total area: approx. 79.7 sq. metres (858.0 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  
Borough of Ealing Council Tax  
Band D  
Council Tax £1,948 per annum  
EPC =D

NORTHOLT OFFICE

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[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 three bedroom end terraced family home situated on a popular, residential road in Northolt. The property is within walking distance to the local shops and bus links at Oldfields Circus and to local schools as well as being convenient for Northolt's Central Line Station and access to the A40 in and out of London. Other benefits include double glazed windows, gas central heating, two single garages accessed via a rear service road and both front and rear gardens. The property does require modernisation throughout.



- END OF TERRACED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- FRONT AND REAR GARDENS
- TWO SINGLE GARAGES VIA REAR
- REQUIRES MODERNISATION

**The Fairway  
Northolt  
UB5 4SN**

**Price Guide: £520,000**



**Accommodation**

The accommodation briefly comprises an entrance hall with doors to all rooms and stairs to the first floor. There are two separate reception rooms and a kitchen which has both wall and base level units, a gas cooker point, space for a fridge/ freezer, plumbing for a washing machine, and a double glazed door to the garden. Stairs lead to the first floor landing with access to the loft and doors to three bedrooms and a wet room. There are two double bedrooms and one single bedroom. The second bedroom has a built in cupboard and a cupboard housing the wall mounted boiler and hot water cylinder. There is a wet room which includes an electric Mira shower unit, a low level WC and a wash hand basin. Outside the property there are both front and rear gardens with the rear garden measuring approximately 60' which is mainly lawn with two single garages accessed via a rear service road.

