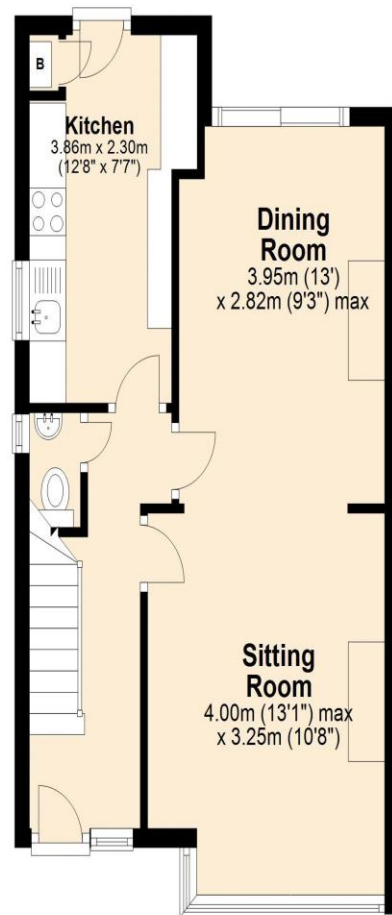


## Wood End Gardens Northolt UB5 4QL

Price Guide: £490,000

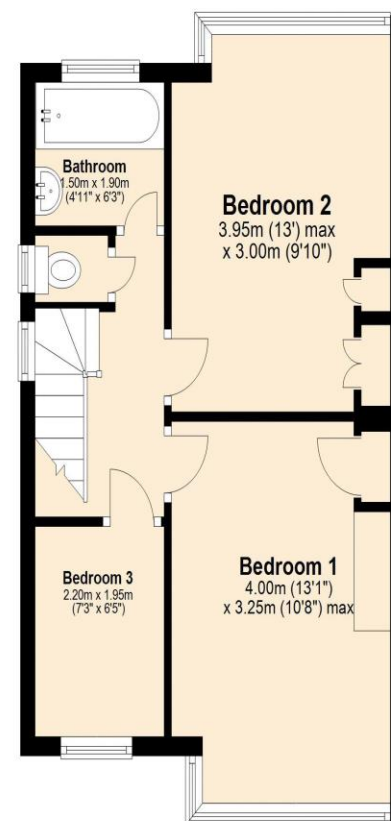
### Ground Floor

Approx. 40.0 sq. metres (430.1 sq. feet)



### First Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



Total area: approx. 77.8 sq. metres (836.9 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 =C

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 pleased to offer this three bedroom semi detached house situated in a convenient, residential location in Northolt. The property is within 0.8 miles to Sudbury Hill's Piccadilly line station. Other benefits include a through lounge, a fitted kitchen, a downstairs wc, gas central heating, part double glazed windows, off street parking, garage accessed via a shared driveway and a very large well maintained rear garden measuring approx. 120ft.





- THREE BEDROOMS
- SEMI DETACHED HOUSE
- THROUGH LOUNGE
- GAS CENTRAL HEATING
- PART DOUBLE GLAZED WINDOWS
- OFF STREET PARKING
- SHARED DRIVEWAY
- BEAUTIFUL REAR GARDEN MEASURING APPROX 120 FT.

## Wood End Gardens Northolt UB5 4QL

**Price Guide:** £490,000



### Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the through lounge, kitchen and downstairs wc. The through lounge has a feature gas fireplace and a double glazed sliding patio door to the rear garden. The kitchen is fitted with wall and base level units, a gas cooker point, plumbing for a washing machine, space for an undercounter fridge and freezer and there is a double glazed door to the rear garden. Stairs lead to the first floor landing with doors to three bedrooms, the bathroom and the separate wc. There are two double bedrooms and one single bedroom.

Outside the property is a very well maintained rear garden measuring approx. 120 ft which is mainly laid to lawn with a patio area and a large pond. There is a garage which is accessed via a shared driveway. To the front is off street parking for two cars.

