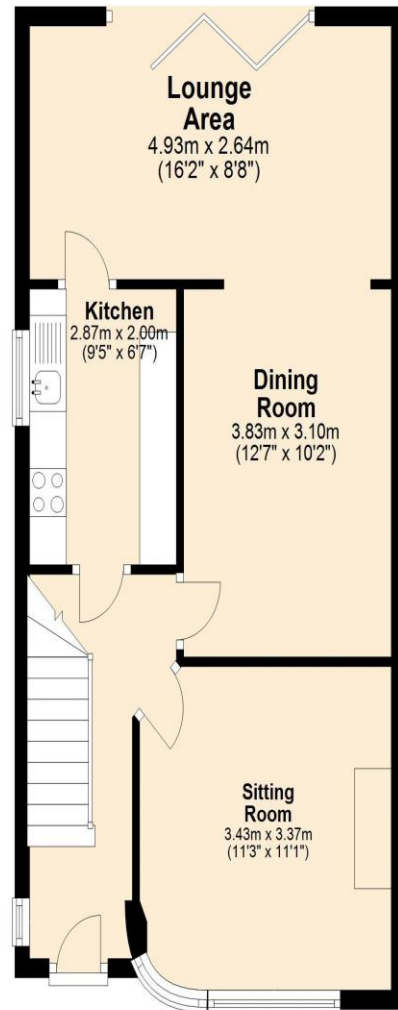


Carr Road Northolt UB5 4RF

Price Guide: £525,000

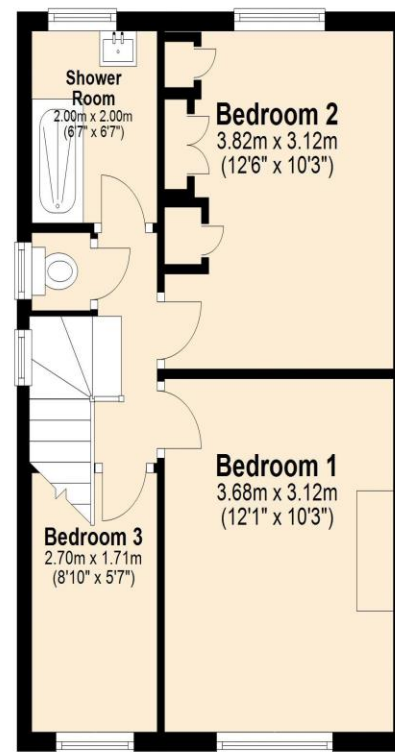
Ground Floor

Approx. 49.5 sq. metres (533.2 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.7 sq. feet)



Total area: approx. 87.0 sq. metres (936.9 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.

London borough of Ealing
Council tax band D - £1,512.12
Freehold
EPC =D

Offices in: Northolt & Pinner

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

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 well presented, three bedroom, extended, semi detached 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. Also within 0.8 miles is Northolt's Central Line Station. Other benefits include a rear extension, 2 reception rooms, double glazed windows, gas central heating, a large rear garden, a Swedish log cabin/ garden office. And a garage accessed via a shared driveway.



- THREE BEDROOMS
- SEMI DETACHED HOUSE
- REAR EXTENDED
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATED
- DOUBLE GLAZED WINDOWS
- GARAGE VIA SHARED DRIVEWAY
- SWEDISH LOG CABIN/ GARDEN OFFICE

**Carr Road
Northolt
UB5 4RF**

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Accommodation

The accommodation briefly comprises an entrance hallway leading into the front aspect reception one, the extended reception two with tri folding doors to the garden and the kitchen. The kitchen is fitted with wall and base level units, an integral gas hob with an overhead extractor hood and integral electric oven. There is also plumbing for a washing machine and dishwasher, space for a fridge/ freezer and tiled walls and floor. Under the stairs there are two storage cupboards, in one cupboard is the combination boiler. Stairs lead up to the first floor landing with doors to three bedrooms and the separate shower room and WC. There are two double bedrooms and one single with bedroom 2 having fitted wardrobes. The modern shower room has a shower and wash hand basin. From the landing there is access to the part boarded loft.

Outside the property is an attractive rear garden, which is mainly laid to lawn with a patio area. There is a Swedish log cabin/ garden office at the rear of the garden and a garage accessed via a shared driveway. The front garden is mainly lawned.

