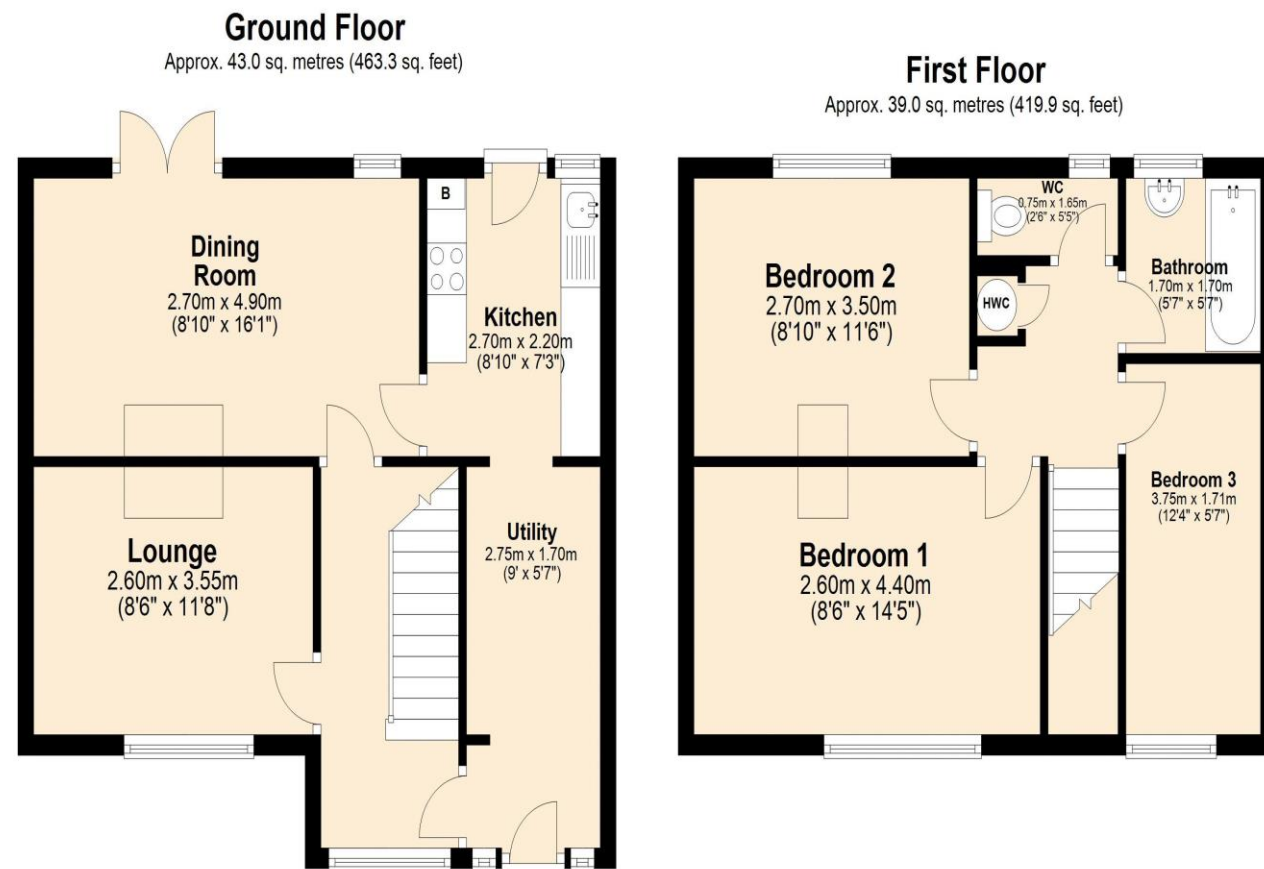


Lauder Close Northolt UB5 5JQ

Price Guide: £440,000



Total area: approx. 82.1 sq. metres (883.2 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 =D

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 newly decorated three bedroom end of terrace house situated in a quiet, residential location in Northolt. The property is within easy reach of the A40 and Hayes Bypass, local shops, bus links and schools. Other benefits include a brand new kitchen, new carpets throughout, gas central heating, double glazed windows and no upper chain!



- THREE BEDROOM
- END OF TERRACE HOUSE
- NO UPPER CHAIN
- BRAND NEW KITCHEN
- NEWLY PAINTED AND NEW CARPETS
- LARGE REAR AND SIDE GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS

**Lauder Close
Northolt
UB5 5JQ**

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Accommodation

The property briefly comprises a front door opening onto the newly fitted kitchen which has doors to the rear garden, the rear reception room and the inner entrance hallway. From the hallway there are stairs to the first floor landing and doors to the front and rear reception rooms. The rear reception room has patio doors to the rear garden. The newly fitted kitchen has wall and base level units, an integrated 4 ring gas hob and electric oven. Plumbing for a washing machine, tumble dryer, dishwasher and there is space for a fridge/ freezer. The kitchen has part tiled walls and a fully tiled floor. To the first floor are doors to three bedrooms and the separate WC and bathroom. There are two double bedrooms and one single bedroom.

Outside the property is a rear garden which is mainly laid lawn with a patio area.

