



Islip Gardens | Northolt | UB5 5BX

David Conway are delighted to offer this spacious semi detached two bedroom bungalow situated in this sought after location off Alderney Gardens approximately 200 yards to local shops and bus stops and approximately 500 yards to Northolt (Central Line) tube station.

The property is in excellent decorative order and has a garage with own drive with space to build at side. Comprises 15'0 x 11'0 Lounge, 10'0 x 8'3 Modern Kitchen, 19'8 x 7'7 Conservatory, luxury Bathroom, Bedrooms 13'0 x 11'0 & 12'0 x 10'0. The property in excellent condition so must be seen to be appreciated.

Asking Price Of £499,950

Freehold



- SEMI DETACHED BUNGALOW
- EXCELLENT CONDITION
- TWO DOUBLE BEDROOMS
- 15'0 x 11'0 LOUNGE
- 10'0 x 8'3 MODERN KITCHEN
- LUXURY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- GARAGE OWN DRIVE
- APPROX 80' GARDEN

Property Description

ENTRANCE STORM PORCH

Entrance door to:

LOUNGE

15' 0" x 11' 0" (4.57m x 3.35m) Upvc double doors to:

SUN LOUNGE

19' 0" x 7' 7" (5.79m x 2.31m) Door to garden, plumbed for washing machine, space for tumble dryer and fridge/freezer, radiator.

MODERN KITCHEN

10' 0" x 8' 3" (3.05m x 2.51m) Range of white gloss wall units with cornice and light rails, matching base units with laminated worktops over, enamel one and a quarter bowl sink unit with mixer taps, gas hob and extractor over, wall mounted gas central heating combination boiler, radiator, part tiled walls, upvc double glazed window, door to sun lounge.

BEDROOM ONE

13' 10" x 11' 0" (4.22m x 3.35m) Upvc leaded double glazed front aspect window, range of fitted wardrobes incorporating dressing table, radiator

BEDROOM TWO

12' 0" x 10' 0" (3.66m x 3.05m) Upvc leaded double glazed front aspect window, radiator.

BATHROOM/WC

Luxury suite with panelled bath and wall mounted shower unit, shower screen, vanity wash basin, concealed flush wc combination unit, tiled floor, frosted upvc double glazed side aspect window, heated ladder style towel rail, fully tiled walls.

GARDEN

Approximately 80' well kept and secluded with patio leading to lawn with flower beds, greenhouse.

GARAGE

Own drive, plus space to build at side of property (STPP) or off street parking for four cars

Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

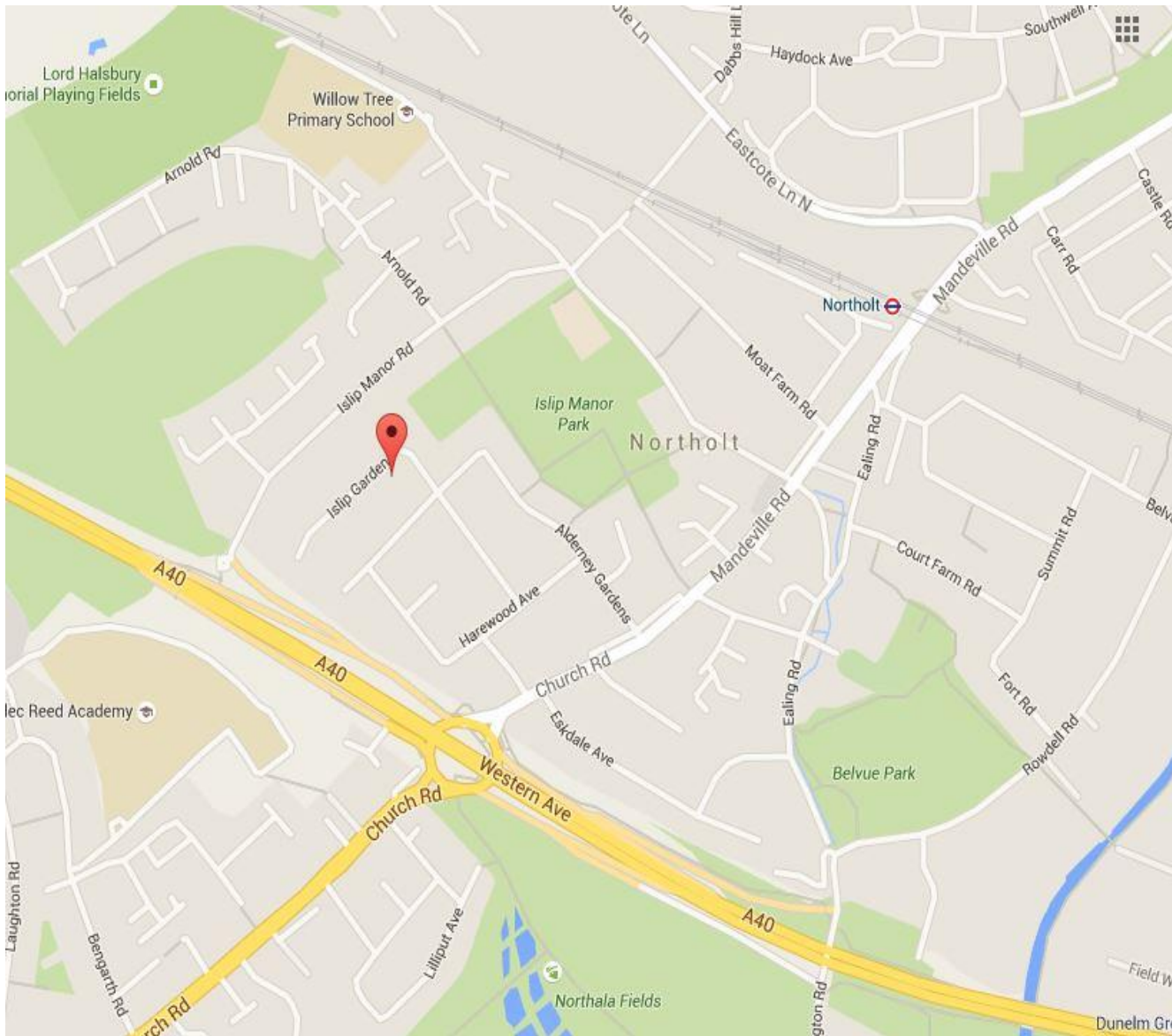
Strictly by appointment

MORTGAGES ARRANGED AT COMPETITIVE RATES

(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.





| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 59 |
| (39-54) | E | 38 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 56 |
| (39-54) | E | 35 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | | |
| | | EU Directive 2002/91/EC | |