



## Wood End Gardens | Northolt | UB5 4QJ

David Conway & Co are pleased to offer this 3 bed semi detached house with 28'2 through lounge, modern kitchen 13'6 x 6'8 kitchen, gas central heating, upvc double glazing, 70' garden with workshop, block paved off street front parking for two cars.

The property is situated within easy reach of both Sudbury Hill and Northolt.

£450,000

Freehold



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- 28'2 x 10'6 THROUGH LOUNGE
- 13'6 X 6'8 MODERN KITCHEN
- MODERN BATHROOM/wc
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED
- APPROX 70' GARDEN
- OFF STREET PARKING FOR TWO CARS
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## Property Description

UPVC DOUBLE GLAZED STORM PORCH

Door to:-

### ENTRANCE HALL

Stairs to first floor landing with space under for tumble drier and plumbed for washing machine, radiator, wood effect laminate flooring.

### THROUGH LOUNGE

28' 2" x 10' 6" (8.59m x 3.2m) Upvc double glazed front aspect window, two radiators, wood effect laminate floor, sliding double glazed patio door to garden.

### MODERN KITCHEN

13' 6" x 6' 8" (4.11m x 2.03m) Range of white wall cupboards, matching floor units with laminated worktops over, inset stainless steel sink unit with mixer taps and cupboards under, stainless steel built in under oven, gas hob with extractor over, space for fridge/freezer, wall mounted gas central heating

boiler, part tiled walls, tiled floor, upvc double glazed side aspect window, door to garden.

### LANDING

Access to loft.

### BEDROOM ONE

13' 10" x 10' 6" (4.22m x 3.2m) Upvc double glazed front aspect window, built in wardrobes, wood effect laminate flooring, radiator.

### BEDROOM TWO

14' 0" x 10' 2" (4.27m x 3.1m) Upvc double glazed rear aspect window, wood effect laminate flooring, radiator.

### BEDROOM THREE

7' 5" x 6' 8" (2.26m x 2.03m) Upvc double glazed front aspect window, wood effect laminate flooring, radiator.

## BATHROOM/WC

White suite with panelled bath with shower/mixer taps, low level wc, fully tiled walls, radiator.

## GARDEN

Approximately 70' with paved patio leading to lawn with flower beds, fish pond, WORKSHOP/GARAGE (no access for car). Side entrance.

## OFF STREET FRONT PARKING

Block paved for two cars

## Tenure

Freehold

## Council Tax Band

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## Viewing Arrangements

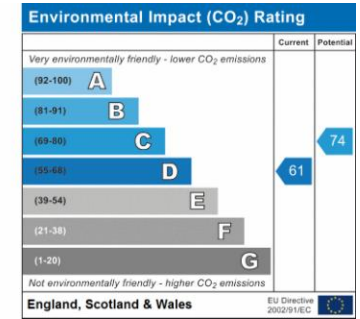
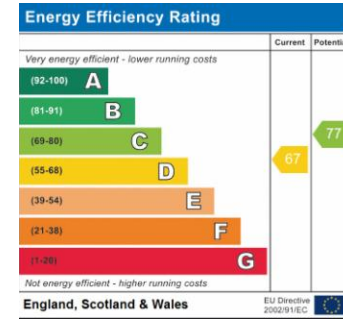
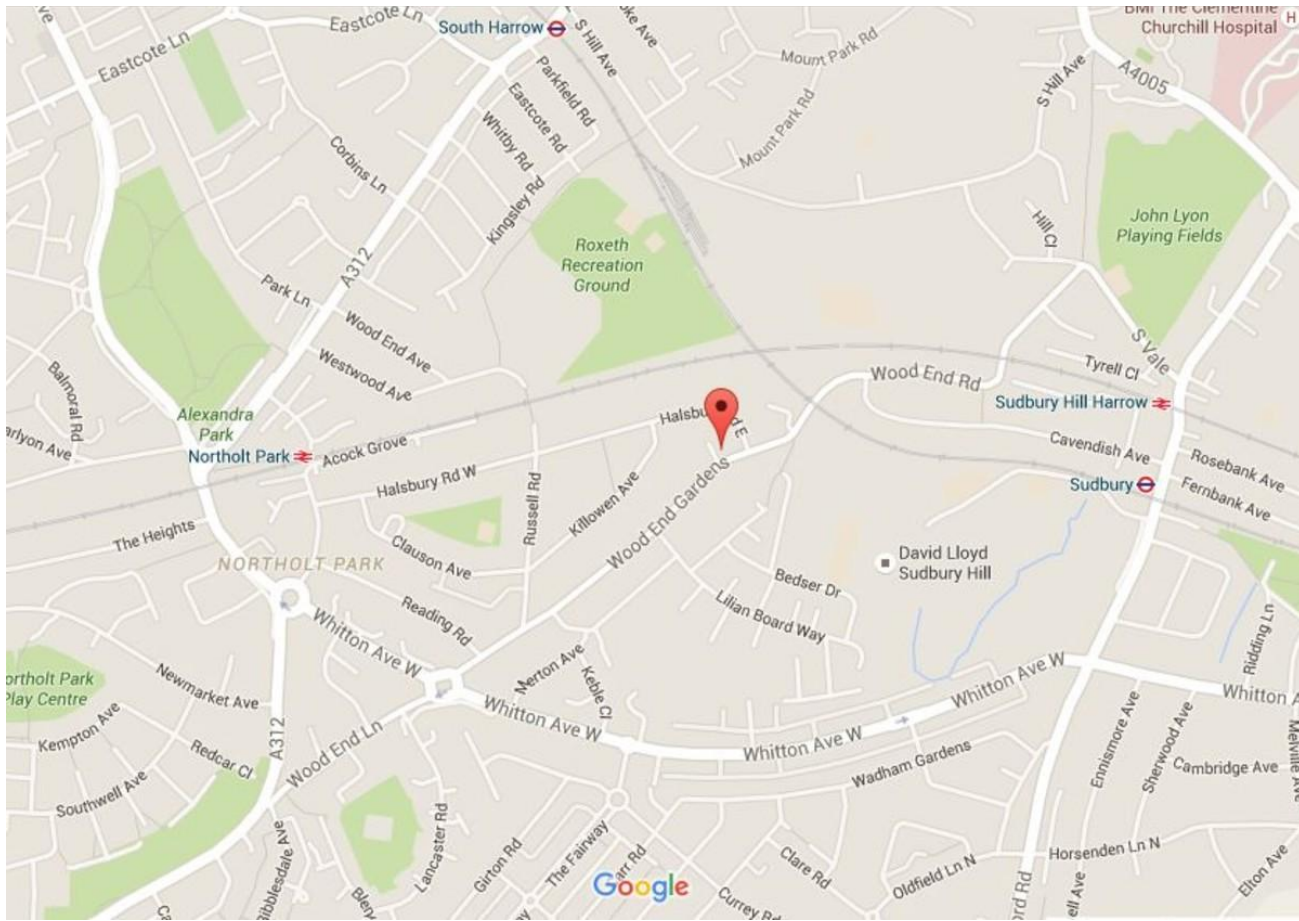
Strictly by appointment

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.





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