

## The Heights | | Northolt | UB5 4BP

Offered with the benefit of a rear extension and total refurbishment David Conway and Company are sole agents on this beautiful three bedroom semi detached house. Finished to a high standard throughout the house is set just 0.3 miles from Northolt Park Overground station and offered with no upper chain. Internal viewing is highly recommended.

£525,000

Freehold



- EXTENDED WELL PROPORTIONED 3 BED SEMI
- COMPLETELY REFURBISHED
- THROUGH LOUNGE 25'5 X 11'4
- DINING ROOM 13'11 X 8'2
- NEW FITTED KITCHEN 10'10 X 7'3
- LUXURY BATHROOM
- 72' GARDEN
- GARAGE VIA SHARED DRIVE
- OFF STREET PARKING FOR 2 CARS
- NO UPPER CHAIN

## Property Description

UPVC DOUBLE GLAZED ENTRANCE DOOR

### ENTRANCE HALL

Understairs cupboard housing combination boiler, radiator.  
Stairs to first floor.

### THROUGH LOUNGE

25' 5" x 11' 4" (7.75m x 3.45m) Upvc double glazed bay window, patio door to dining room. Two radiators.

### DINING ROOM

13' 11" x 8' 2" (4.24m x 2.49m) Upvc double glazed window, upvc double glazed door to garden, radiator.

### THROUGH LOUNGE

26' 1" x 11' 4" (7.95m x 3.45m) Upvc double glazed bay window, two radiators.

### KITCHEN

10' 10" x 7' 3" (3.3m x 2.21m) New fitted kitchen comprising wall units, matching base units with laminate worktops over, inset stainless steel double drainer sink unit with monobloc mixer taps, plumbed for washing machine. Double oven, gas hob, fridge freezer, tiled floor, radiator. door to dining room.

### LANDING

Upvc double glazed window, access to insulated part boarded loft with power and light via pull down ladder.

### BEDROOM ONE

13' 6" x 11' 6" (4.11m x 3.51m) Range of mirrored front wardrobes, upvc double glazed bay window, radiator.

### BEDROOM TWO

11' 11" x 10' 9" (3.63m x 3.28m) Radiator.

### BEDROOM THREE

7' 5" x 6' 7" (2.26m x 2.01m) Upvc double glazed window, radiator.

### LUXURY BATHROOM

White suite comprising panelled bath with mixer taps and shower unit over, fully enclosed shower cubicle, pedestal wash hand basin, low level w.c., fully tiled walls, tiled floor, two double glazed windows.

### GARDEN

Garden to rear 72' lawn, paved patio area.

### OFF STREET PARKING TO FRONT FOR 2 CARS

### GARAGE VIA SHARED DRIVE

## Tenure

Freehold

## Council Tax Band

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## Viewing Arrangements

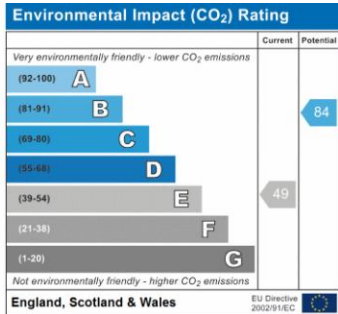
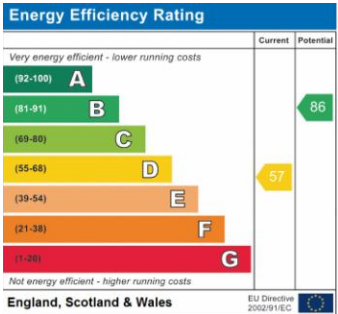
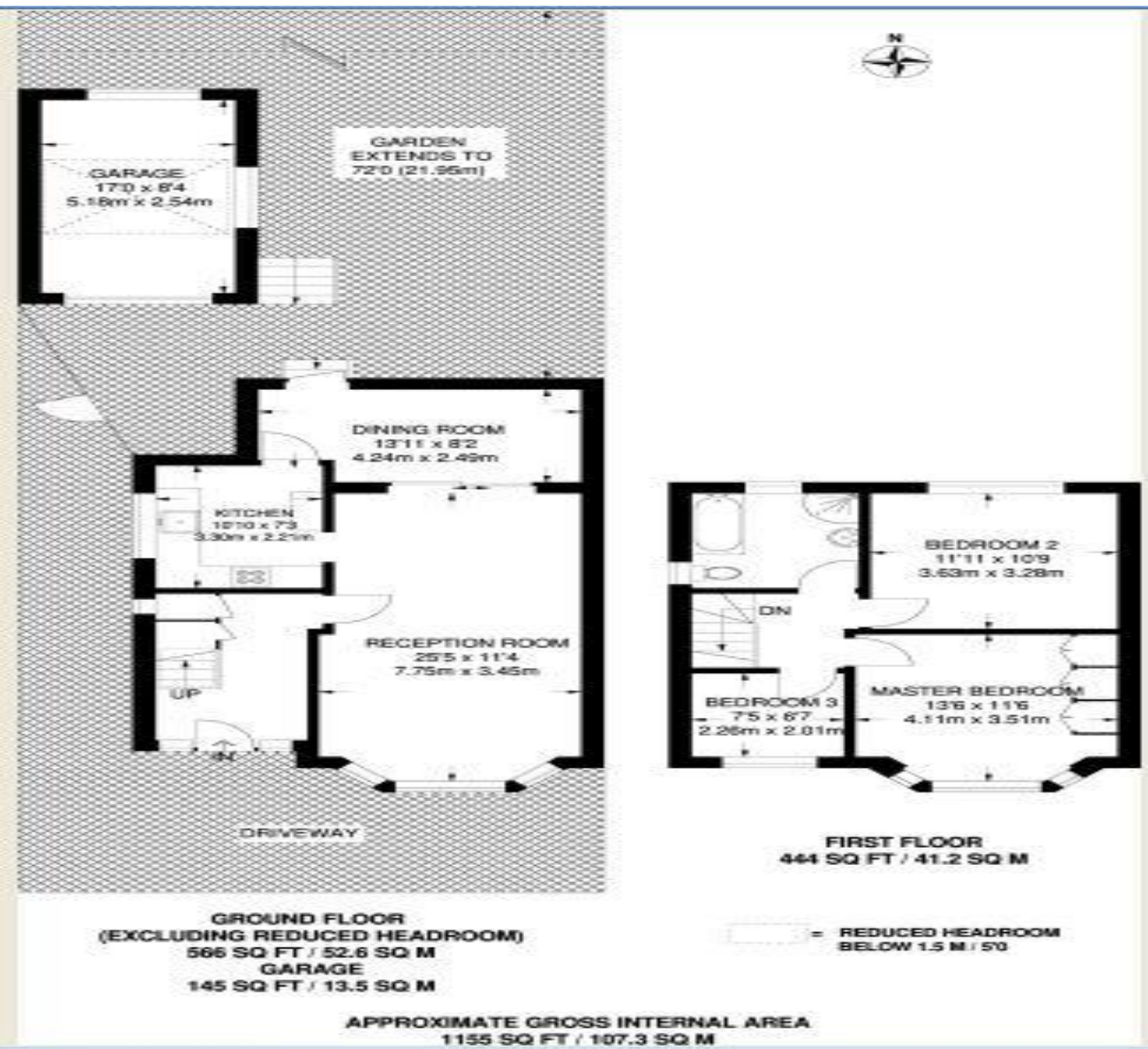
Strictly by appointment

## 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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