



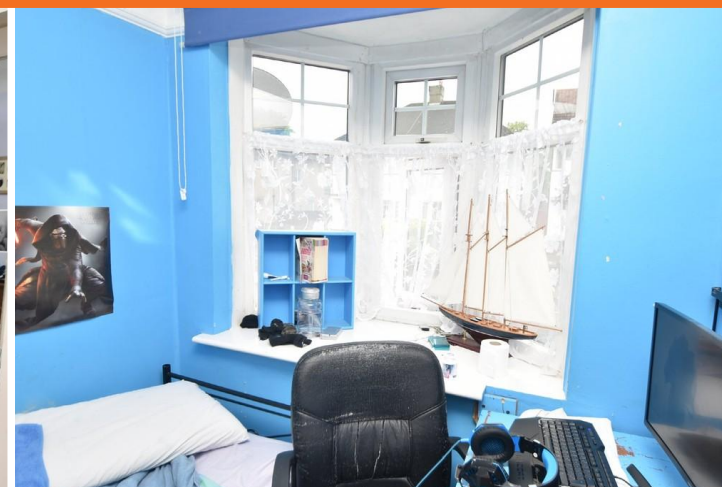
## The Heights | Northolt | UB5 4BS

David Conway are pleased to offer this three bed semi detached house situated in this popular location off Petts Hill approximately 500 yards to Northolt Park British Railway station with shopping parade and approximately three quarters of a mile to South Harrow's Piccadilly Line tube and bus station and one mile to Northolt Central Line tube. Comprises: Front Reception: 12'0 x 11'10, Rear Reception 14' x 10'7 open plan with 11'0 x 7'0 Kitchen. Bedrooms: 15'4 x 10'3, 12'0 x 10'3 & 8'0 x 6'6 Modern Kitchen, gas central heating , upvc double glazed, 100' garden, off street front parking for two cars.

(Borough of Harrow)

Asking Price Of £455,000

Freehold



- THREE BED SEMI
- TWO RECEPTION ROOMS
- 11'0 X 7'0 KITCHEN
- RECENTLY INSTALLED BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED
- 100' GARDEN
- GARAGE
- POPULAR LOCATION
- BOROUGH OF HARROW

## Property Description

### ENTRANCE HALL

Stairs to first floor landing with cupboards under housing gas central heating boiler, radiator.

### FRONT RECEPTION ROOM

12' 0" x 11' 6" (3.66m x 3.51m) Cornice ceiling, upvc double glazed front aspect window, radiator.

### DINING ROOM

14' 0" x 10' 7" (4.27m x 3.23m) Upvc double glazed door to garden, radiator, open plan with:-

### KITCHEN

11' 0" x 7' 0" (3.35m x 2.13m) Range of pine style wall units with cornice and light rails, matching base units with laminated worktops over, inset stainless steel inset one and a quarter bowl sink unit with cupboards under, washing machine, dishwasher & American style fridge/freezer with plumbing for cold water and ice dispenser all included. Fitted gas hob, built in oven, upvc double glazed window, part tiled walls.

### LANDING

Access to loft, upvc double glazed side aspect window.

### BEDROOM ONE

15' 9" x 10' 2" (4.8m x 3.1m) Upvc double glazed front aspect window, fitted wardrobes, radiator.

### BEDROOM TWO

12' 0" x 10' 3" (3.66m x 3.12m) Upvc double glazed rear aspect window, built in storage cupboard, radiator.



### BEDROOM THREE

8' 0" x 6' 6" (2.44m x 1.98m) Upvc double glazed bay window, Radiator

### BATHROOM/WC

Recently installed white suite with panelled bath with shower/mixer taps, shower screen, wash basin with drawer under, close coupled wc, heated ladder style towel rail, fully tiled walls, built in linen cupboard with copper hot water cylinder, upvc double glazed frosted rear aspect window.

### WELL KEPT SECLUDED GARDEN

Approximately 100' with patio with steps down to lawn with flower beds, timber garden shed (Garden backs onto railway embankment)

### OFF STREET FRONT PARKING

For two cars

## Tenure

Freehold

## Council Tax Band

D

## Viewing Arrangements

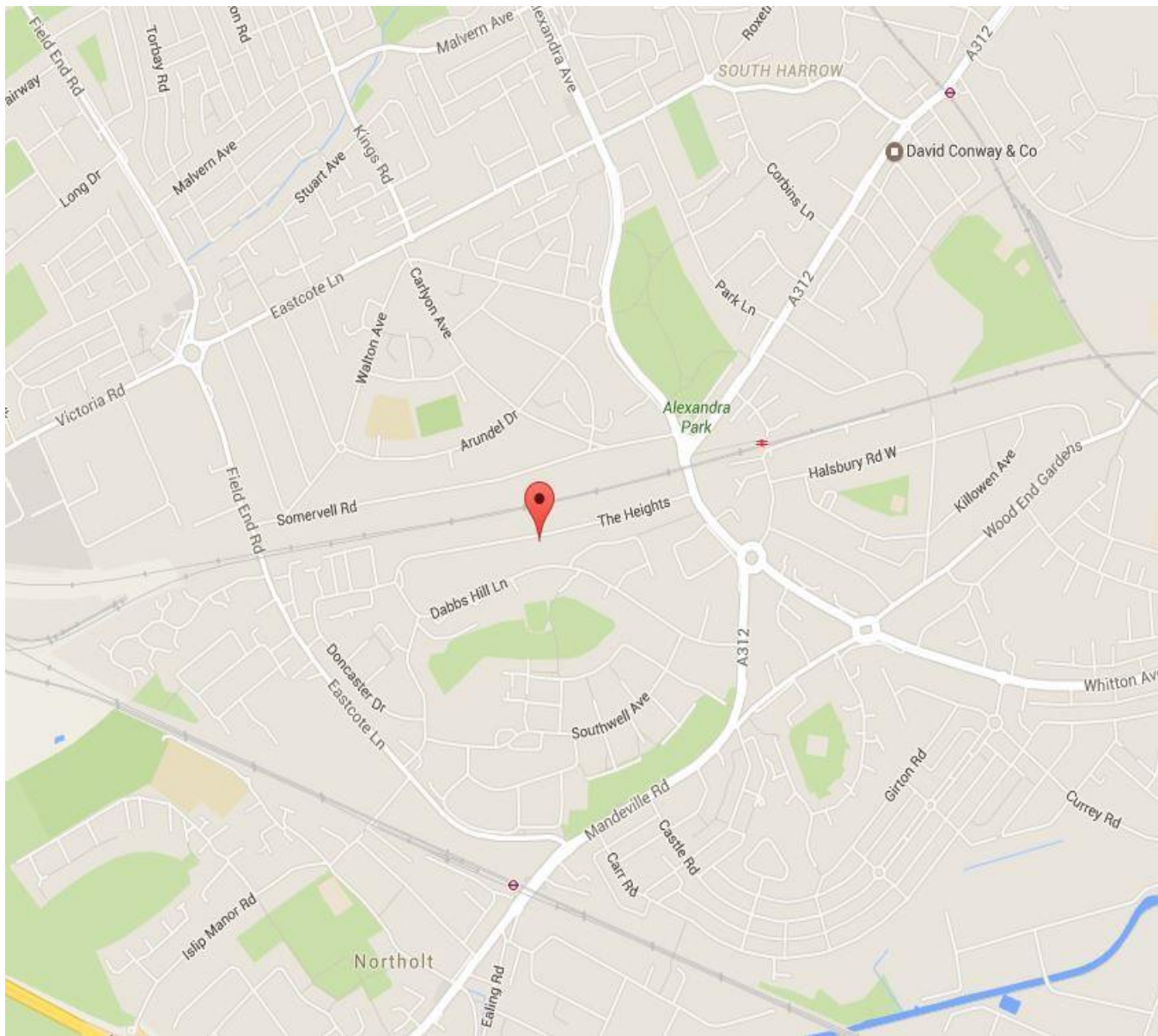
Strictly by appointment

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.





# EPC To Follow



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