



## Clauson Avenue | Northolt | UB5 4PT

Offering impressive family living accommodation, David Conway & Co are delighted to offer this 4 bedroom terraced house in one of Northolt Park's most coveted locations. The property benefits from a through lounge, two bathrooms, gas central heating, double glazing, 70' garden, off street front parking for two cars and rear garage.

Asking price of £469,950

Freehold



- FOUR BED TERRACED HOUSE
- 16'0 x 11'0 4th BED ON 2nd FLOOR
- 24'7 x 11'7 THROUGH LOUNGE
- 11'7 x 6'0 MODERN KITCHEN
- TWO BATHROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED
- 70' GARDEN
- GARAGE
- OFF STREET FRONT PARKING

## Property Description

### ENTRANCE HALL

Stairs to first floor landing, two understairs cupboards housing plumbing for dishwasher and washing machine, wood effect laminate flooring, radiator.

### THROUGH LOUNGE

24' 7" x 11' 7" (7.49m x 3.53m) Upvc double glazed front aspect window, wood effect laminate flooring, two radiators, upvc double glazed door to garden.

### MODERN KITCHEN

11' 7" x 6' 0" (3.53m x 1.83m) Beech style wall units, with cornice and light rails, matching base units with laminated worktops over, stainless steel circular bowl sink with monoblock mixer tap and cupboards under, stainless steel built in under oven, gas hob with extractor hood over, space for fridge/freezer, upvc double glazed rear aspect window, upvc double glazed door to garden.

### LANDING

Stairs to second floor landing.

### BEDROOM ONE

12' 0" x 10' 4" (3.66m x 3.15m) Upvc double glazed front aspect window, wood effect laminate flooring, radiator.

### BEDROOM TWO

12' 4" x 10' 4" (3.76m x 3.15m) Upvc double glazed rear aspect window, wood effect laminate flooring, built in cupboard to alcove housing wall mounted gas central heating combination boiler, radiator.

### BEDROOM THREE

7' 3" x 7' 0" (2.21m x 2.13m) Upvc double glazed front aspect window, wood effect laminate flooring, radiator.



#### BATHROOM/WC

Modern white suite with panelled bath with wall mounted shower unit, pedestal wash basin, close coupled wc, heated ladder style towel rail, mainly tiled walls, tiled floor, frosted rear aspect upvc double glazed window.

#### SECOND FLOOR LANDING

Doors to:-

#### BEDROOM FOUR

16' 0" x 11' 0" (4.88m x 3.35m) Upvc double glazed rear aspect window, Velux' front aspect window, built in eaves cupboards, radiator.

#### SHOWER ROOM/WC

Large built in shower cubicle with wall mounted shower unit, wash basin, close coupled wc, heated ladder style towel rail, fully tiled walls, tiled floor, upvc frosted double glazed rear aspect window.

#### GARDEN

Approximately 75' with paved patio leading to lawn with flower beds, timber garden shed.

#### TIMBER GARAGE

Via rear service road access.

#### 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.





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	60	68	(55-68) <b>D</b>	53	63
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		