



### The Heights, Northolt, UB5 4BS

NO ONWARD CHAIN FOR THIS BRIGHT AND SPACIOUS 3 BEDROOM EXTENDED SEMI DETACHED FAMILY HOUSE set in a sought after residential location ideally located a short distance from the shopping amenities and transport links of Northolt, Northolt Park and South Harrow. Close to several highly regarded schools including Petts Hill Primary and Northolt High School. The property comprises an entrance hallway, lounge/dining room, double glazed conservatory extension and a fitted kitchen. Upstairs are three good sized bedrooms and a family bathroom (Jacuzzi style bath) with separate w/c. Externally, there is a 90' approx rear garden with a shared drive giving access to a detached 17' garage with an inspection pit. The Heights is conveniently located for Northolt Central Line Station into London and Northolt Park which offers mainline services. Piccadilly line services are available from South Harrow, and the A40, M40 and M25 are easily accessible.

**£545,000**

86 The Heights, Northolt, UB5 4BS



86 The Heights, Northolt, UB5 4BS



86 The Heights, Northolt, UB5 4BS



86 The Heights, Northolt, UB5 4BS



86 The Heights, Northolt, UB5 4BS



86 The Heights, Northolt, UB5 4BS



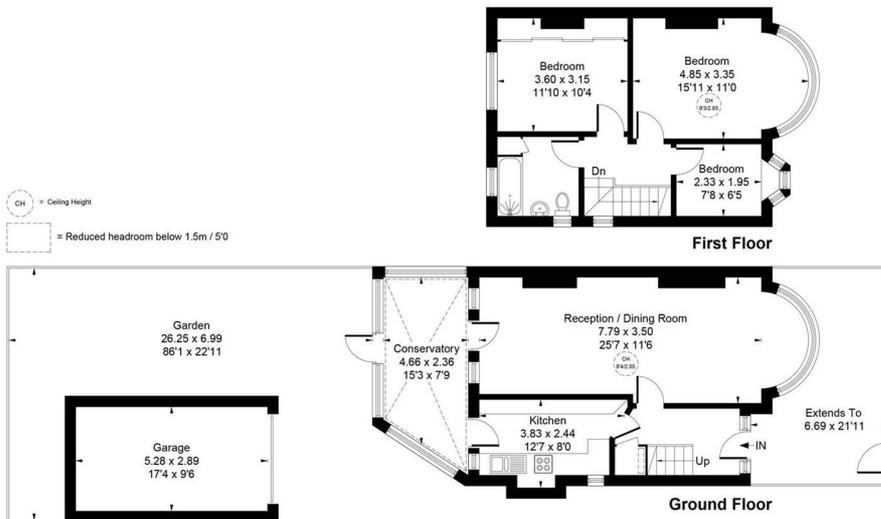
86 The Heights, Northolt, UB5 4BS



## 86 The Heights, Northolt, UB5 4BS



Approximate Gross Internal Area = 101.21 sq m / 1090 sq ft  
 Garage = 15.62 sq m / 168 sq ft  
 Total = 116.83 sq m / 1258 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
 © Vizion Property Marketing Produced for Charrison Davis

# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>61</p>	<p>80</p>

**England & Wales**

EU Directive  
2002/91/EC



86 The Heights, Northolt, UB5 4BS

