



Kingshill Avenue, Northolt, UB5 6PA

NO UPPER CHAIN FOR THIS SPACIOUS AND RECENTLY RE-DECORATED 3 BEDROOM SEMI DETACHED FAMILY HOUSE WITH SCOPE TO EXTEND TO THE REAR AND INTO THE LOFT STPP.

Located in a popular residential area close to St. Raphaels Catholic School with excellent transport links for Northolt (central line station), A40 London, Hayes-by-Pass for Heathrow and the M4 London.

The property has gas central heating and double glazed windows, an entrance hall, lounge with a separate dining room area and a fitted kitchen. Upstairs has 3 generous sized bedrooms, modern bathroom with a corner style bath and loft space suitable for conversion stpp. Outside has a good sized rear garden with a paved patio, a well tended lawn and a detached Summer House.

For parking you have a shared drive with additional forecourt parking and potential for another space stpp.

Asking Price £535,000

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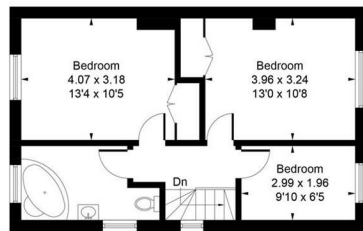
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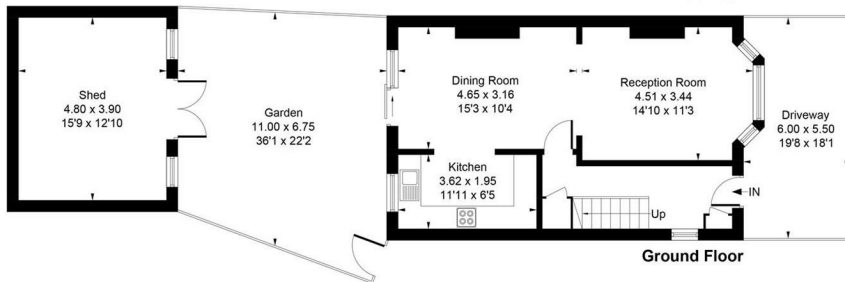
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Approximate Gross Internal Area = 94.80 sq m / 1020 sq ft
Shed = 19.04 sq m / 205 sq ft
Total = 113.84 sq m / 1225 sq ft



First Floor




Ground Floor

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.

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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>73</p>	<p>86</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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