



### **Arrowscout Walk, Northolt, UB5 6EE**

**WOW! THIS IS A MUCH MORE SPACIOUS THAN EXPECTED 4/5 DOUBLE BEDROOM TERRACED HOUSE (1400 SQ.FT). THE PROPERTY IS MODERNISED AND WELL PRESENTED THROUGHOUT AND IS AVAILABLE WITH NO ONWARD CHAIN.** An entrance hall leads to 18'6 x 16' modern kitchen, downstairs shower room, separate toilet and 2 reception rooms (1 has fitted wardrobes and is currently used as an extra bedroom). Upstairs has 4 more double bedrooms (all with fitted wardrobes) and a modern bathroom. Outside to the rear is an attached office/workshop and to the front is a paved garden. Arrowscout Walk is set back from the Greenford Road next to local shops and just a few hundred yards from a 'Lidl' superstore. Transport links are convenient for Northolt central line station, Greenford Broadway, A40 London and the Hayes-by-Pass for Heathrow. If you have a large family or are interested in a lucrative rental investment do not delay in arranging an appointment to view.

**Guide Price £525,000**

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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) <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>64</p>	<p>81</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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