



Rushdene Crescent, Northolt, UB5 6NF

A very well presented family home offered for sale in excellent condition throughout by it's current owners. Comprising entrance porch, lovely living room, spacious dining room, modern fitted kitchen with plenty of cupboard space, 3 good size bedrooms and luxury shower room. Externally there's off street parking the front for several vehicles & beautiful landscaped rear garden with patio area and covered koi carp pond.

Located on a popular residential road within close proximity to both St Raphael's primary school and Downe Manor primary School and also with close proximity to shops & bus routes on both Kingshill Lane & Yeading Lane. with direct access to Northolt underground station (Central Line)

Offers In Excess Of £520,000

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: info@charrisondavis.com www.charrisondavis.co.uk

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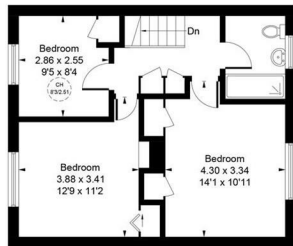
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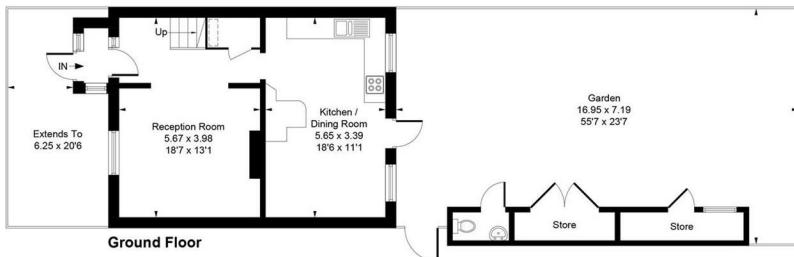


Approximate Gross Internal Area = 91.72 sq m / 987 sq ft
WC / Stores = 6.60 sq m / 71 sq ft
Total = 98.31 sq m / 1058 sq ft



First Floor


CH = Ceiling Height
= Reduced headroom below 1.5m / 5'0"



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>74</p>	<p>82</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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