



Rushdene Crescent, Northolt, UB5 6NG

DO NOT MISS THIS!

A SPACIOUS 2 DOUBLE BEDROOM END OF TERRACED HOUSE WITH PREVIOUS PLANNING PERMISSION (2021) FOR A DOUBLE STOREY SIDE AND REAR EXTENSION.

This property is very well presented and has been modernised throughout.

You have an entrance hall, modern fitted kitchen and an interconnecting lounge and separate dining room. Upstairs has 2 good sized double bedrooms with built-in wardrobes and a modern bathroom with a separate toilet. Outside has a 60' approx rear garden with well lawn and an impressive detached studio. The property also benefits a large lawned front garden and its own drive parking 4/5 cars with potential to create more.

Rushdene Crescent is a much sought after residential area close to the favoured St Raphaels Catholic School with transport links for Northolt central line station, A40 London, Heathrow and Hayes & Harlington Elizabeth line station.

VIEWING HIGHLY RECOMMENDED!

Asking Price £495,000

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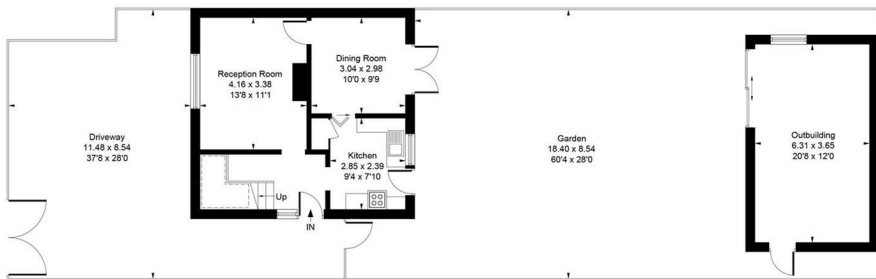


Approximate Gross Internal Area = 80.56 sq m / 867 sq ft
 Outbuilding = 23.66 sq m / 255 sq ft
 Total = 104.22 sq m / 1122 sq ft



First Floor

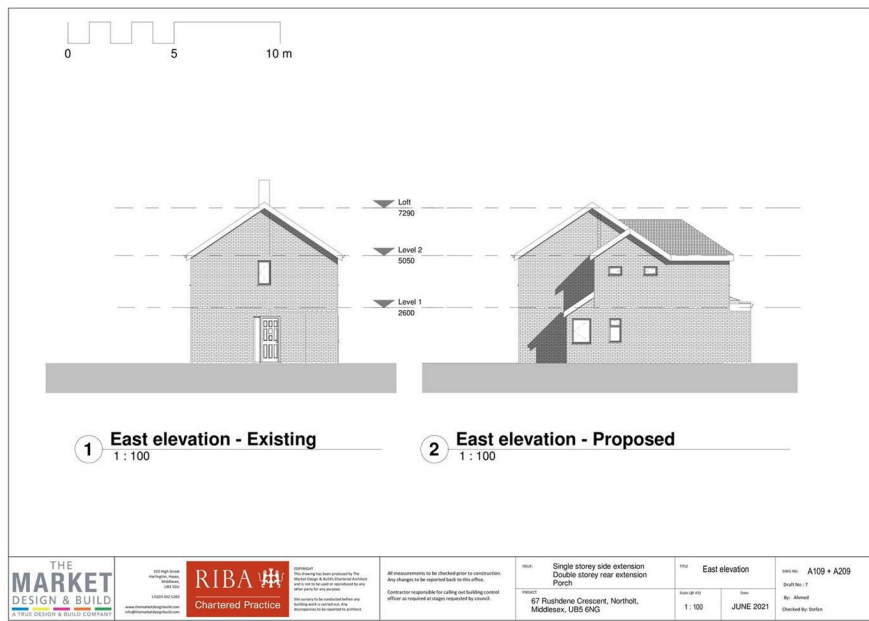
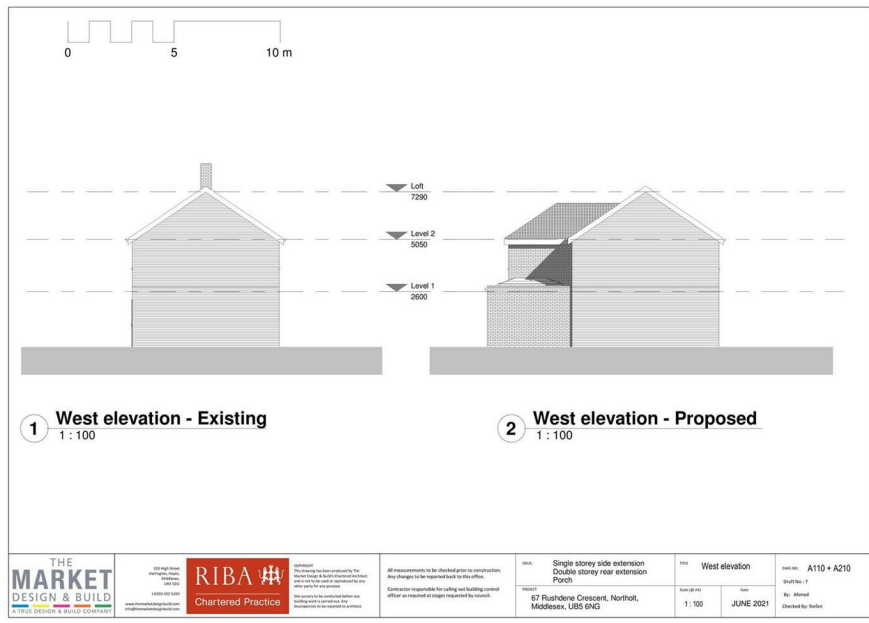
Reduced headroom below 1.5m / 5'0"



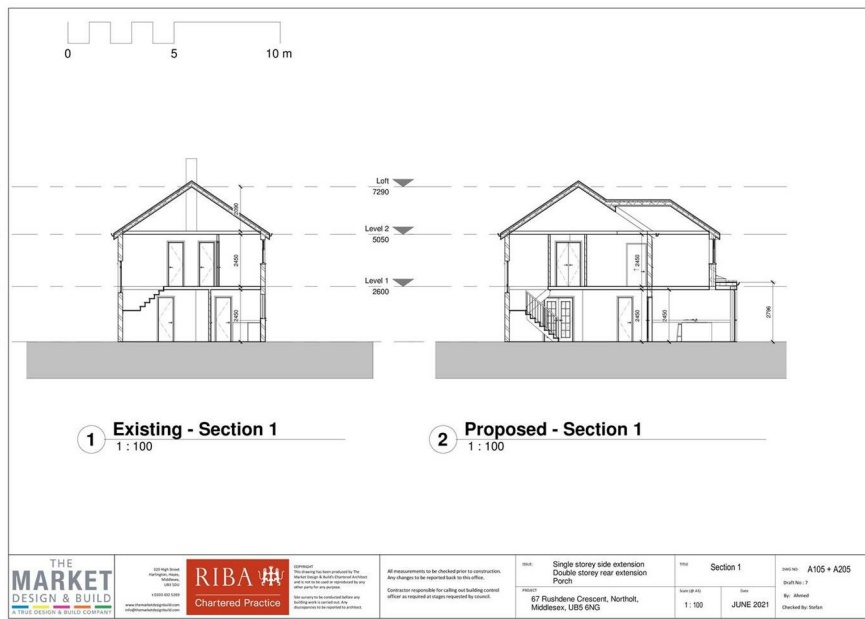
Ground Floor

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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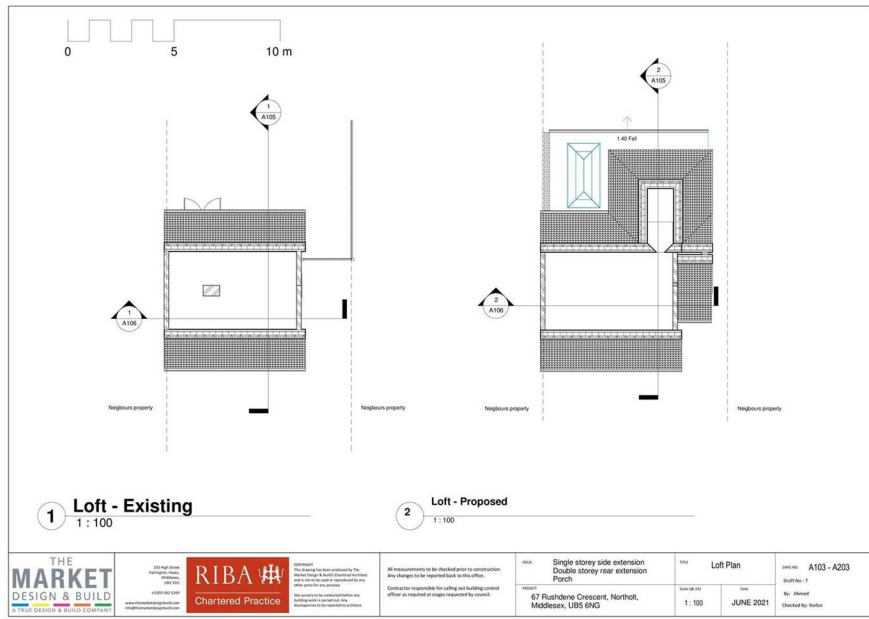
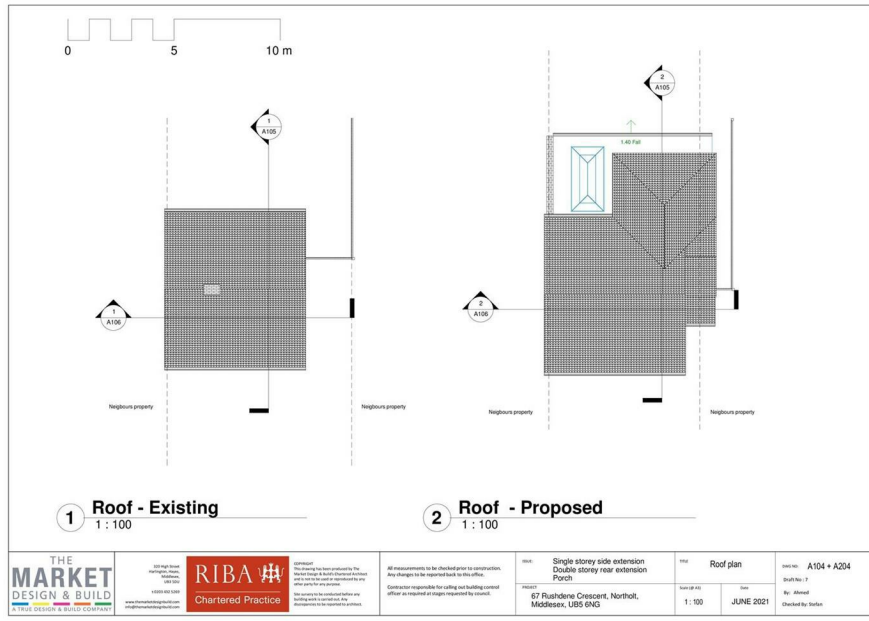
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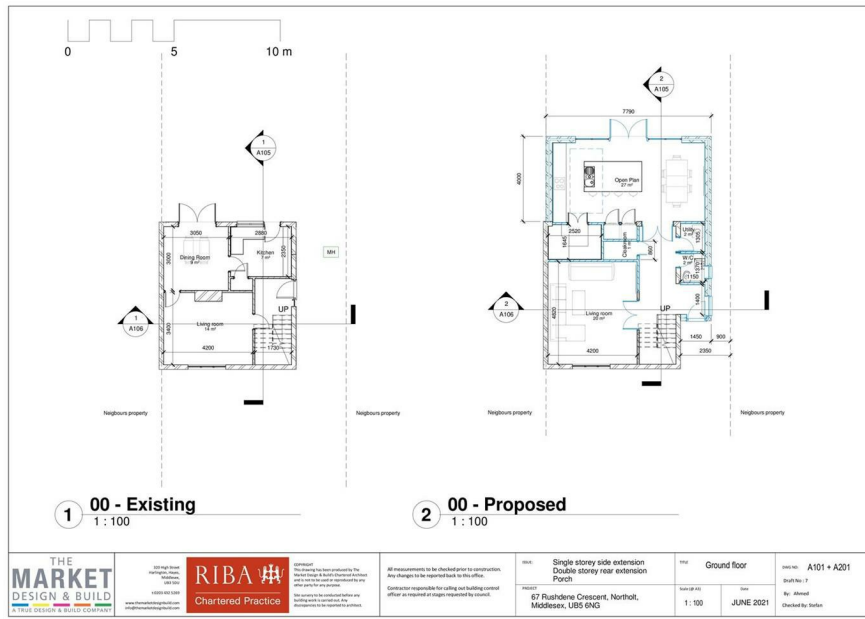
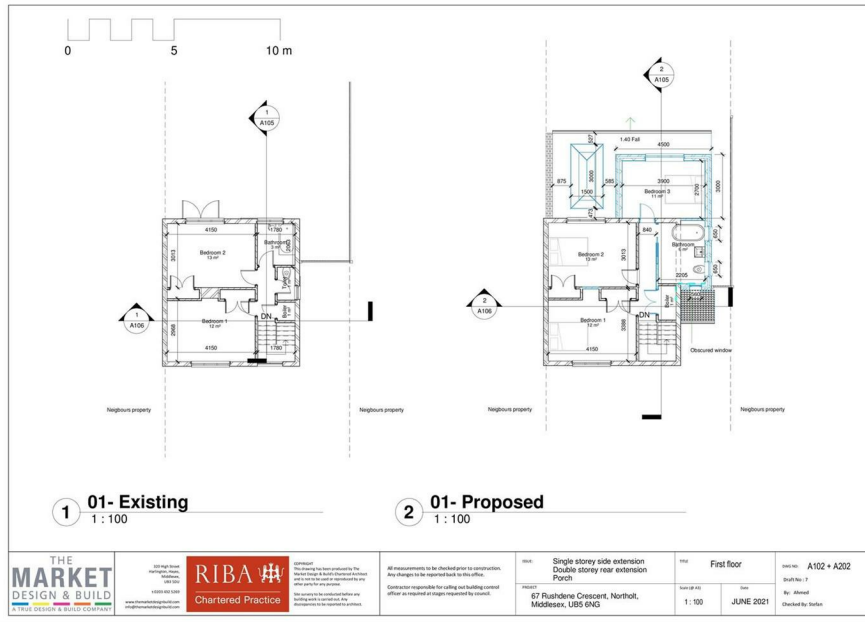





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Energy Efficiency Rating

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

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