



Rushdene Crescent, Northolt, UB5 6NF

DO NOT MISS THIS! SPACIOUS EXTENDED 4 BEDROOM / 2 BATHROOM FAMILY HOME – RECENTLY REMODELLED TO A HIGH STANDARD – NO ONWARD CHAIN!

CHARRISON DAVIS are delighted to offer for sale this larger-than-expected, extensively remodelled and extended family home, offering superb living space throughout and presented to a high standard. Perfect for a growing family, this impressive property offers three bedrooms plus a versatile loft room providing a 4th bedroom with separate shower room/toilet, generous reception space and a good-sized rear garden, all complemented by off-street parking for 2-3 cars.

The ground floor comprises an entrance hall, modern fitted kitchen, downstairs WC and a fantastic 28ft lounge, which flows through to an impressive 18ft rear dining room extension. With doors opening directly onto the lawned rear garden, this is an ideal space for both family living and entertaining.

Upstairs, there are three double bedrooms and a stylish modern family bathroom, complete with his-and-hers wash basins. The boarded loft provides an additional versatile space currently used as a 4th bedroom with shower and WC. (the seller has informed us that the correct local authority permissions have been granted)

Outside, the property benefits from off-street parking for approximately 2-3 cars to the front, while the rear provides a good-sized lawned garden.

The location is another major attraction, situated within this popular residential area and close to a choice of schools including St Raphael's Catholic Primary School and Barnhill College. Local shops can be found along Yeading Lane, while excellent transport links provide easy access towards London via the A40, Northolt Central Line Station, Hayes & Harlington Elizabeth Line Station, the A312, Heathrow Airport and the M4.

Guide Price £575,000

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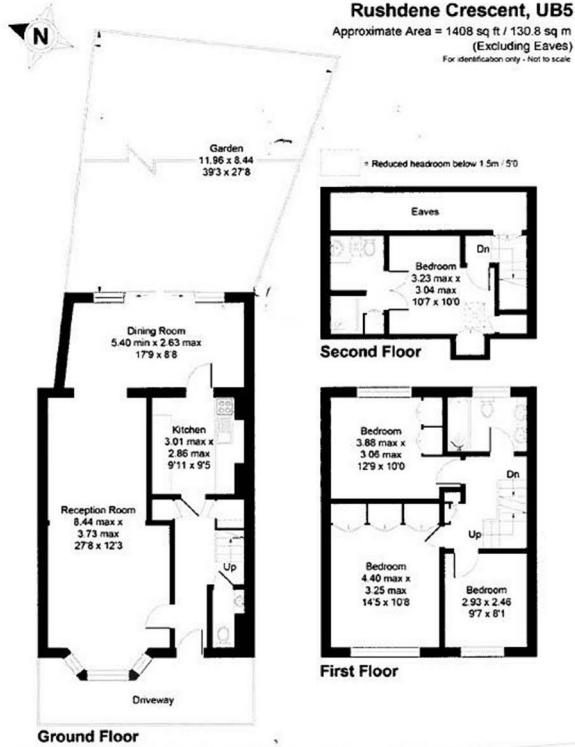


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Floorplan 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	79	83
England & Wales	EU Directive 2002/91/EC	

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