



Godfrey Avenue, Northolt, UB5 5NA

Charrison Davis are pleased to bring to the market this well presented and spacious 2 double bedroom first floor maisonette offered for sale with the advantage on no upper chain. Decorated in light & airy colours throughout to create a warm & friendly welcoming the property comprises own front door with staircase to first floor landing with built in storage cupboards and access to loft, a large 15'8 ft living room, modern fitted kitchen / breakfast room with some integrated appliances and ample fitted units, 2 double bedrooms and 3pc bathroom suite. Externally there's a private rear garden ideal for bbq / entertaining and off street parking via garage accessed by driveway. Additional benefits inc double glazing, GCH and approx 95 years lease...AN IDEAL FIRST TIME BUY OR RENTAL INVESTMENT.

Located at the bottom of a quiet and secluded cul de sac just of Church Road. Local shops are within walking distance and there are several bus routes with direct routes to Northolt underground station (Central Line) which is under a mile. Excellent road links A40 / Western Ave & Hayes By Pass are also close by.

£329,950

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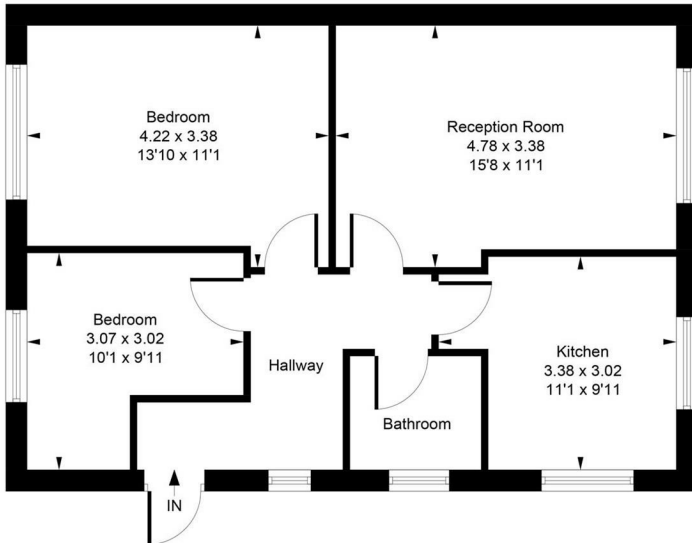


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Approximate Gross Internal Area
58.00 sq m / 624 sq ft



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>	

England & Wales

EU Directive
2002/91/EC



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