

Rolfe East



Farrier Road, Northolt, UB5 6TX.

£499,950 Freehold

- Four bedrooms
- Upstairs family bathroom
- Front and back gardens
- Downstairs WC
- Lovely Kitchen/Diner
- Less than a mile from Northolt tube station
- End terrace freehold house
- Must be viewed

A very well presented, four bedroom end terrace family home boasting front and rear gardens and located conveniently for Northolt station

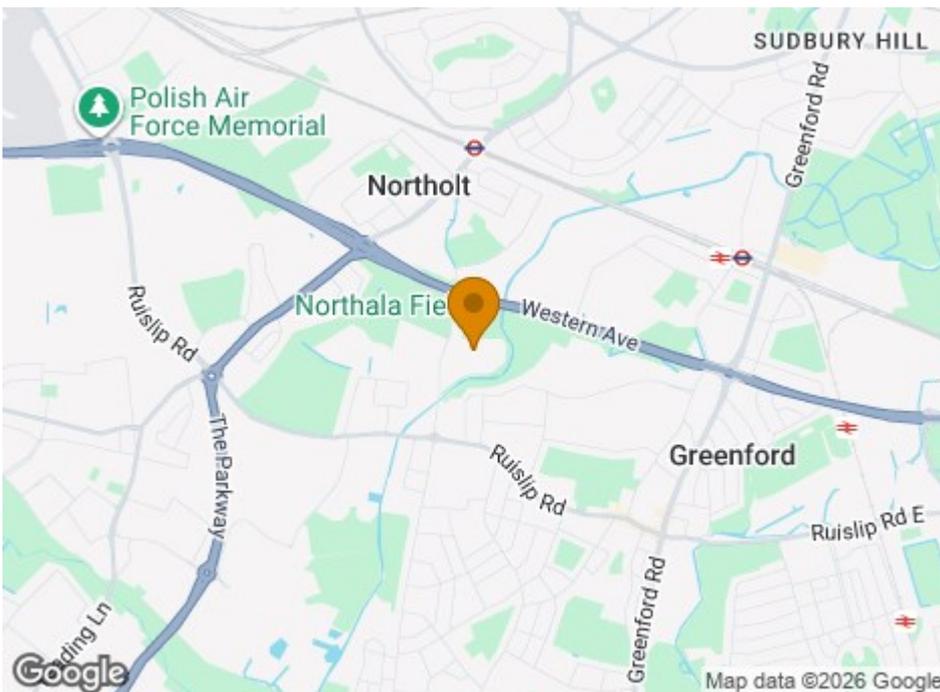
This deceptively spacious home, boasts superb living space with accommodation comprising a welcoming hallway, a downstairs WC, a lovely and large kitchen/diner and a lounge leading out to the garden. Upstairs, there is a landing with access to the loft, four well proportioned bedrooms and a family bathroom. Outside, there are front and rear gardens, giving an enjoyable and relaxing outside space.

Superbly located, the property is convenient for local shops, supermarkets, cafes, and restaurants all within easy reach. Families will appreciate nearby schools and recreational spaces, while commuters benefit from Northolt Underground Station being under a mile away, giving fast Central Line access in to Central London.

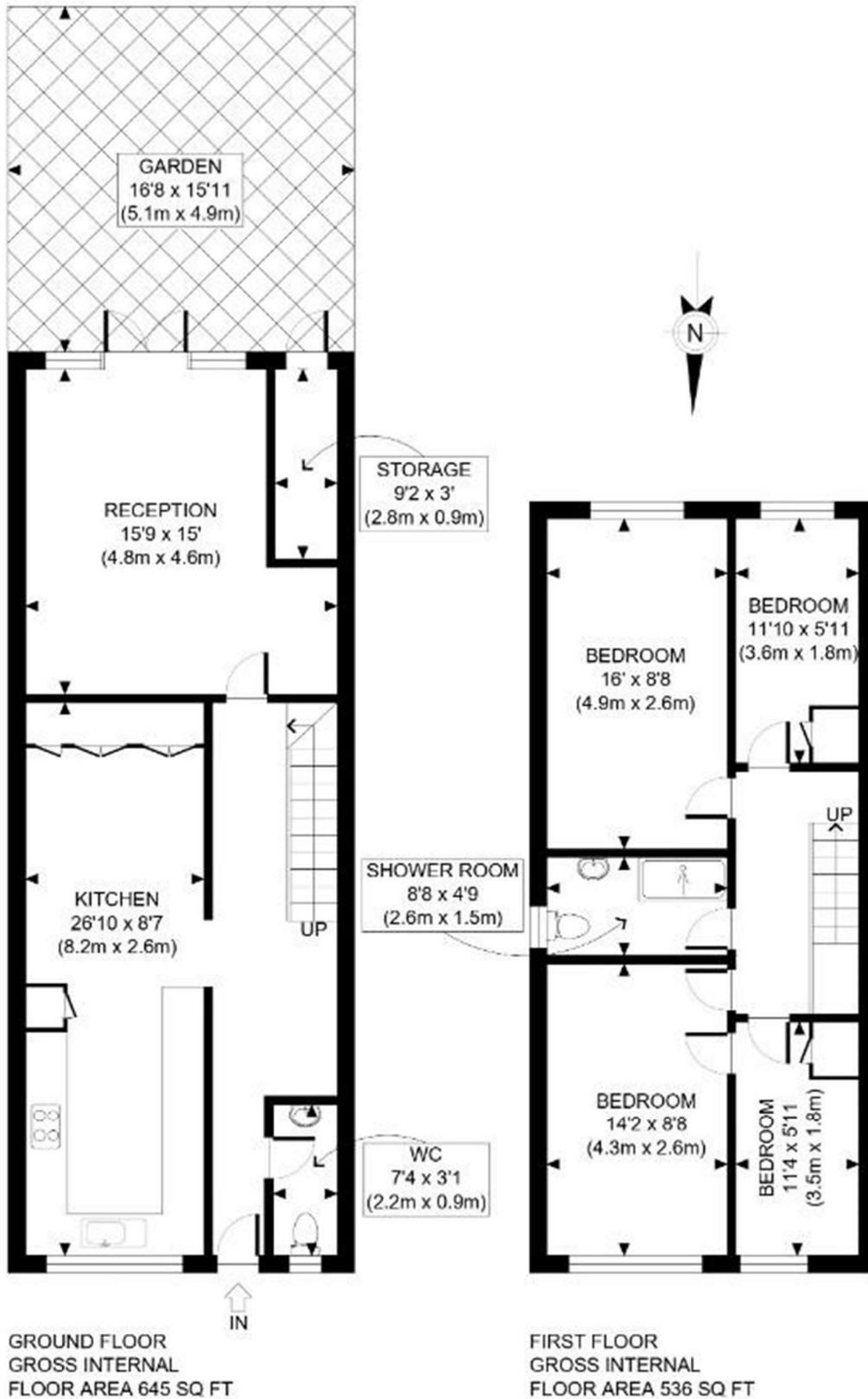


Council Tax Band: D





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



APPROX. GROSS INTERNAL FLOOR AREA: 1181 SQ FT/ 110 SQM



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.