



129 Wood End Gardens, Northolt, UB5 4QW  
£535,000

**EVANS**  
& COMPANY

# Wood End Gardens Northolt

- Semi Detached House
- 3 Bedrooms
- Through Lounge
- Double Glazed Windows
- Gas Central Heating
- Off Street Parking for 2 Cars
- Brick Built Storage Shed

Evans & Company are pleased to present this spacious well maintained 3 bedroom semi detached house located in a popular residential area within walking distance of local shops, transports links, local schools and tube stations. The property boasts features that include double glazed windows, off street parking for 2 cars and a brick built shed.



## Front door

## Entrance Hall

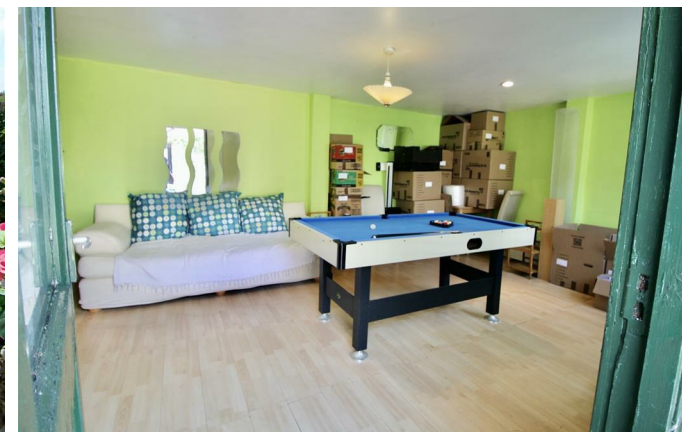
Stairs to first floor, under stairs storage cupboard, doors to

## Lounge Area

13'4" x 10'11" (4.07 x 3.35)

## Dining Area

13'2" x 9'11" (4.02 x 3.04)



### Kitchen

13'3" x 7'9" (4.06 x 2.38)

### Staitrs to First Floor

doors to

### Bedroom 1

13'4" x 10'5" (4.07 x 3.19)

### Bedroom 2

13'4" x 10'5" (4.07 x 3.19)

### Bedroom 3

7'5" x 6'5" (2.28 x 1.96)

### Bathroom

6'5" x 5'8" (1.96 x 1.74)

### Outside

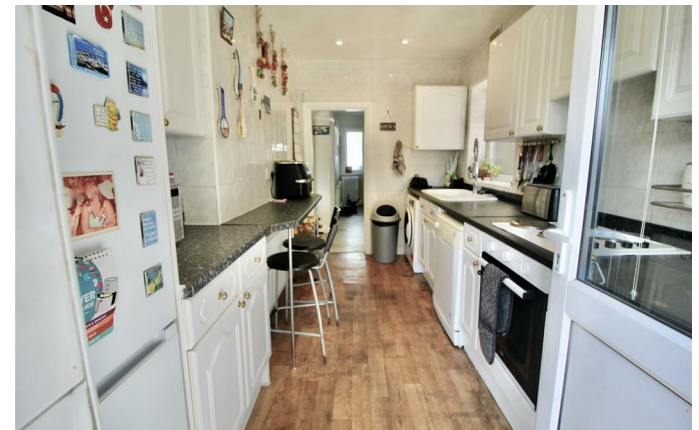
### Front

Off street parking for 2 cars

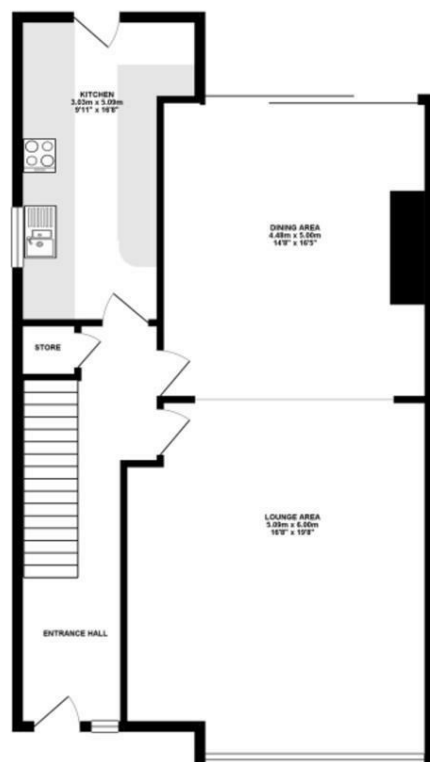
### Rear

### Brick Built Outbuilding

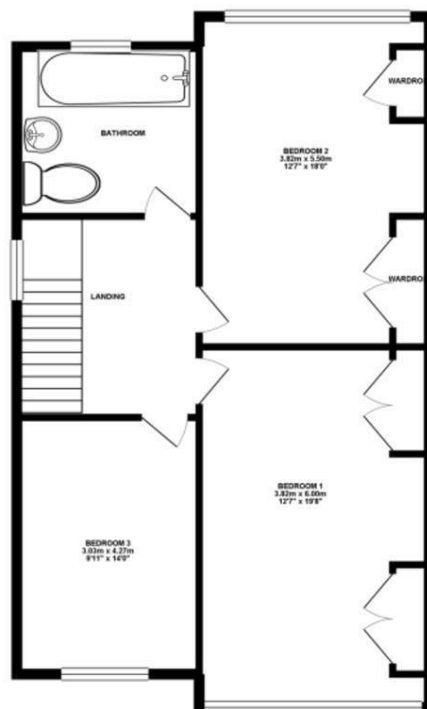
18'6" x 12'9" (5.65 x 3.89)



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>83</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            | <b>63</b> |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

| Environmental impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |