



## The Heights | Northolt | UB5 4BS

This delightful three bedroom semi detached is immaculately presented internally and comes with off street parking to the front. Set within five minutes walk of Northolt Park Station. With an open plan through lounge opening to a substantial rear garden offer extension potential subject to planning internal viewing is recommended.

Asking Price of £500,000

Freehold



- Off Street Parking
- Through Lounge
- Fitted Kitchen
- Downstairs WC
- Three Bedrooms
- Substantial Rear Garden
- Beautifully Fitted Bathroom
- Loft Space With Potential For Conversion
- Within five minutes Of Northolt Park Station
- Gas Central Heating

## Property Description

### INTERNALLY

Entrance door to this well presented three bedroom semi detached house leads to tiled flooring hallway with stairs to first floor. There is a bright and spacious through lounge with large bay front window allowing plenty of natural light and doors to rear of the reception leading to garden. The property has the advantage of a downstairs cloakroom with low level w.c. and wash hand basin. The kitchen is well fitted with gas hob and under oven, full range of floor and ceiling fitted cupboards with worktops over, door to garden and side aspect window. On the first floor there is a fully tiled spacious well appointed modern bathroom. The master bedroom has built in wardrobe cupboards and bedroom two is a good size rear aspect double room with fitted wardrobe cupboards. Bedroom three is a single front aspect room. The property has gas central heating and upvc double glazed.

### EXTERNALLY

The rear garden is a good size with paved patio area and laid to lawn. Garage via shared driveway. Large paved off road parking for two cars.

### LOCATION

The Heights is in the borough of Harrow and is close to many underground stations. Approximately 1 mile to South Harrow (Piccadilly Line) tube, approximately half a mile to Northolt Park (Chiltern Railway) station and Northolt station (Central Line) is 0.9 miles away. The nearest shops are situated in Station Parade with Asda being nearby. Petts Hill Primary School is just 0.6 miles



## Tenure

Freehold

## Council Tax Band

D

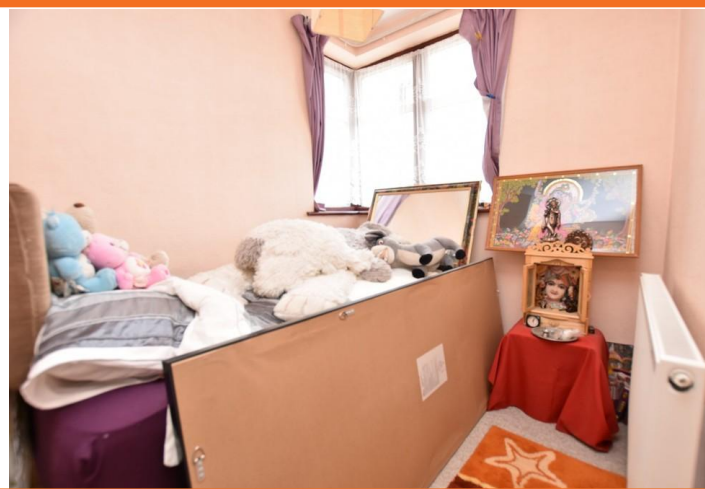
## Viewing Arrangements

Strictly by appointment

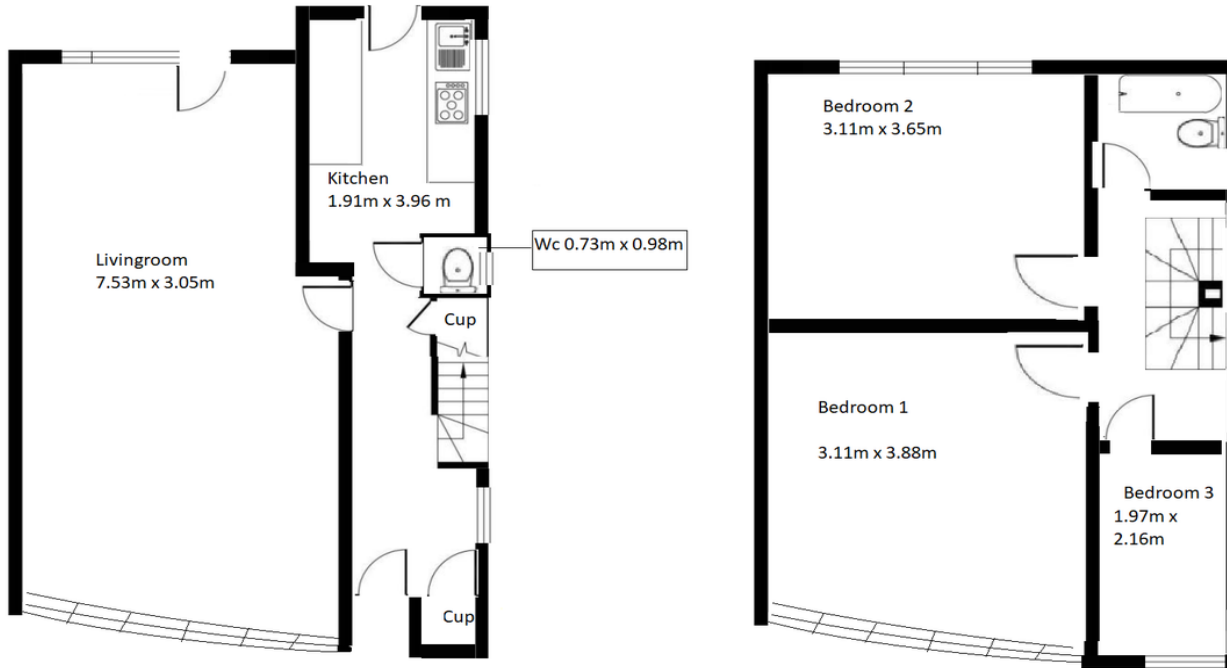
MORTGAGES ARRANGED AT COMPETITIVE RATES

(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

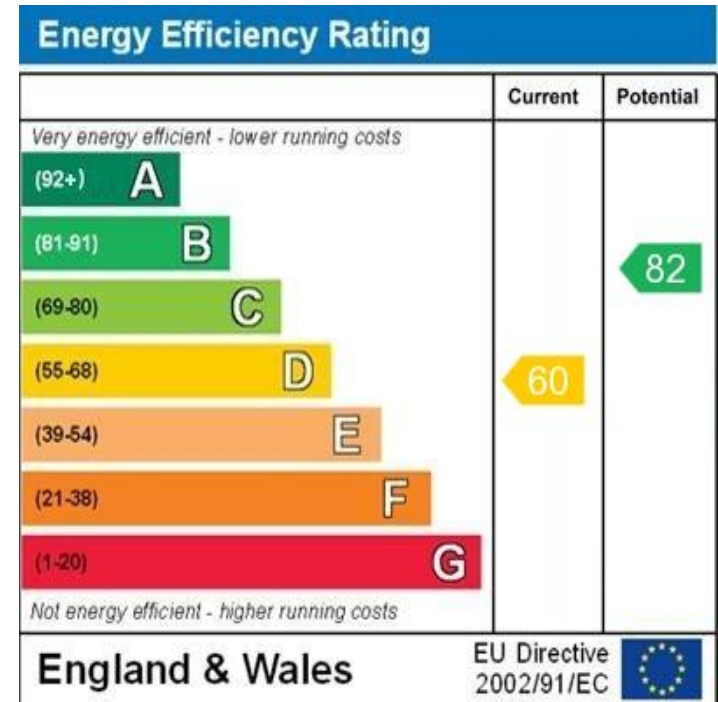
These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.



The Heights UB5 4BS  
 Approx Gross Internal Floor Area 74.69 sq. m 803.96 sq. ft



For identification purposes only  
 Measurements are not to scale and are approximate only.



WWW.EPC4U.COM



269 Northolt Road, South Harrow, Middlesex, HA2 8HS  
 Tel: 020 8422 5222 Fax: 020 8422 4221 | www.davidconway.co.uk  
 info@davidconway.co.uk  
 @dconwayandco

