



Merton Avenue, Northolt, UB5 4QF

Asking Price £540,000



**Merton Avenue, Northolt, UB5
4QF**

Beautifully presented internally and set over three floors with the advantage of a ground floor extension and loft conversion this house deserves your attention. Boasting two bathrooms, including an ensuite to the master the property also offers off street parking to the front and is marketed chain free.

- No Upper Chain
- Extended Four Bedroom House
- Open Plan Living Space/Kitchen
- Four Double Bedrooms
- Modern Kitchen Area
- Two Contemporary Shower Rooms
- Loft Bedroom with En Suite Shower Room
- Double Glazing /Gas Central Heating
- Paved Garden
- Off Road Parking



Council Tax Band: D

Freehold



INTERNALLY

The property opens via an enclosed porch into a welcoming entrance hallway with useful storage cupboards and stairs to the first floor.

From the hall, doors lead to a versatile ground floor bedroom/family room and to a stunning open-plan living area with a lounge, dining space and fitted kitchen. This space features large rear aspect windows and French doors opening directly onto the rear patio garden. A fully tiled downstairs WC with vanity wash basin completes the ground floor. To the first floor, there are two generous double bedrooms and a fully tiled shower room with a vanity wash basin and WC. Stairs lead to the second floor, which is dedicated to a superb main bedroom suite featuring dual aspect windows, eaves storage, and a stylish fully tiled en suite shower room with shower enclosure, vanity wash basin and WC.

EXTERNALLY

Off street parking for one/two cars on block paved drive.

LOCATION

Northolt Park Station just a short walk away providing Chiltern Railways services into London Marylebone. Northolt Underground Station (Central Line) and South Harrow Station (Piccadilly Line) are also within easy reach, making commuting into Central London. Several bus routes run nearby, linking to surrounding towns including Harrow, Greenford, Ealing and Ruislip. Northolt High School, Gifford Primary and Willow Tree Primary are all within a short distance. The nearby Northolt Leisure Centre also offers a gym, swimming pool and fitness classes.

ADDITIONAL INFORMATION

Council Tax Band D - £2,041

Currently let on an assured shorthold tenancy (AST) at a rent of £2350 PCM until August 2026. Vacant possession can be obtained from February 2026.



Floor Plan



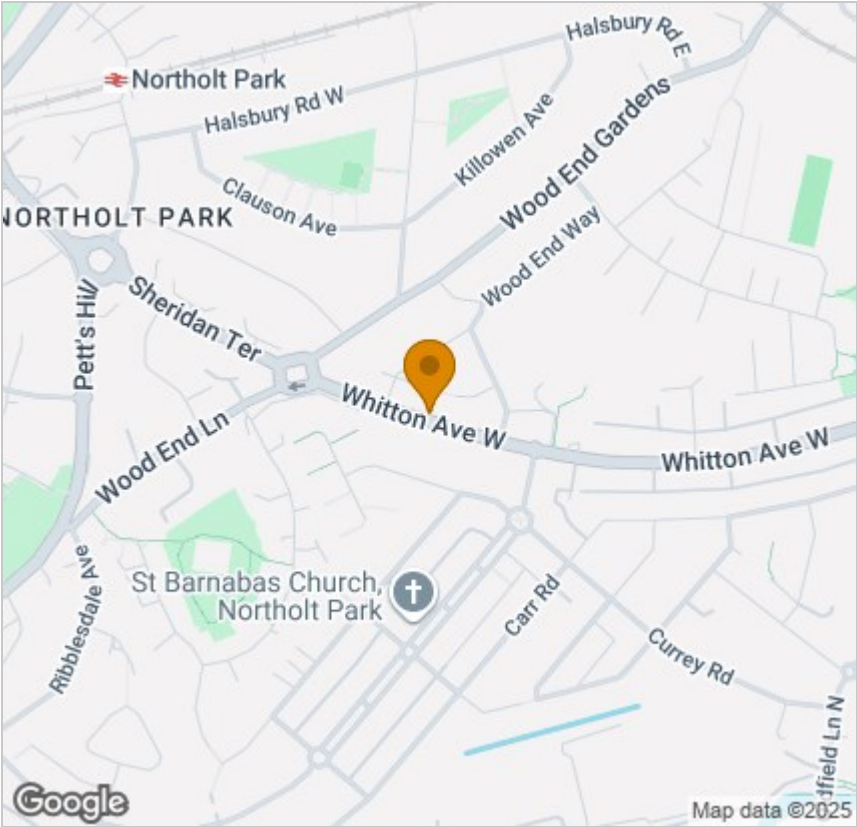
Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

269 Northolt Road, Harrow, Middlesex, HA2 8HS
Tel: 02084225222 Email: sales@davidconway.co.uk <https://www.davidconway.co.uk/>

Area Map



Energy Efficiency Graph

