



Carr Road, Northolt, UB5 4RJ

Asking Price £280,000



WELCOME  
TO OUR KITCHEN  
Monday - Sunday  
Tuesday - Saturday  
Wednesday - Friday  
Thursday - Sunday  
Friday - Saturday  
Saturday - Sunday  
Sunday - Monday

# Carr Road

Northolt, UB5 4RJ

- Ground Floor Maisonette
- Reception Room
- Garden with Decked Patio & Lawn
- Off Street Parking
- Lease 929 years as advised
- One Bedroom
- Fitted Kitchen
- Garden Room Set up for Entertaining
- No Stamp duty for 1st Time Buyers

This beautifully presented one bedroom ground floor maisonette comes with off street parking to the front and a long lease. The property boasts a separate outbuilding in the garden ideal for entertaining as well as a large decked area ideal for entertaining. The property is located within ten minutes of Northolt Station.



## INTERNALLY

Well presented ground floor maisonette. Front door with storm porch opens into a smart hallway with storage cupboard and matching timber doors leading to: - reception room with large bay window, double bedroom with rear aspect window, fitted kitchen with window overlooking garden doorway from kitchen leads to a lobby area with door leading to bathroom with panel enclosed bath, wc and pedestal wash basin. There is also a door from the lobby opening into the garden. The hallway, reception and lounge have smart wood laminate flooring. The kitchen, lobby and bathroom have tiled floors.

## EXTERNALLY

Off Road Parking.  
Garden with decked patio area and lawn. Garden room set up for entertaining with a bar and lounge area, door opening to wc.

Carr Road is located conveniently just 0.4 of a mile from Northolt underground station, 0.3 of a mile to Northolt Leisure Centre with swimming pool and gym and library. 0.5 of a mile to Northolt's shops which include a post office and Sainsbury's local.





**Council Tax Band - C**

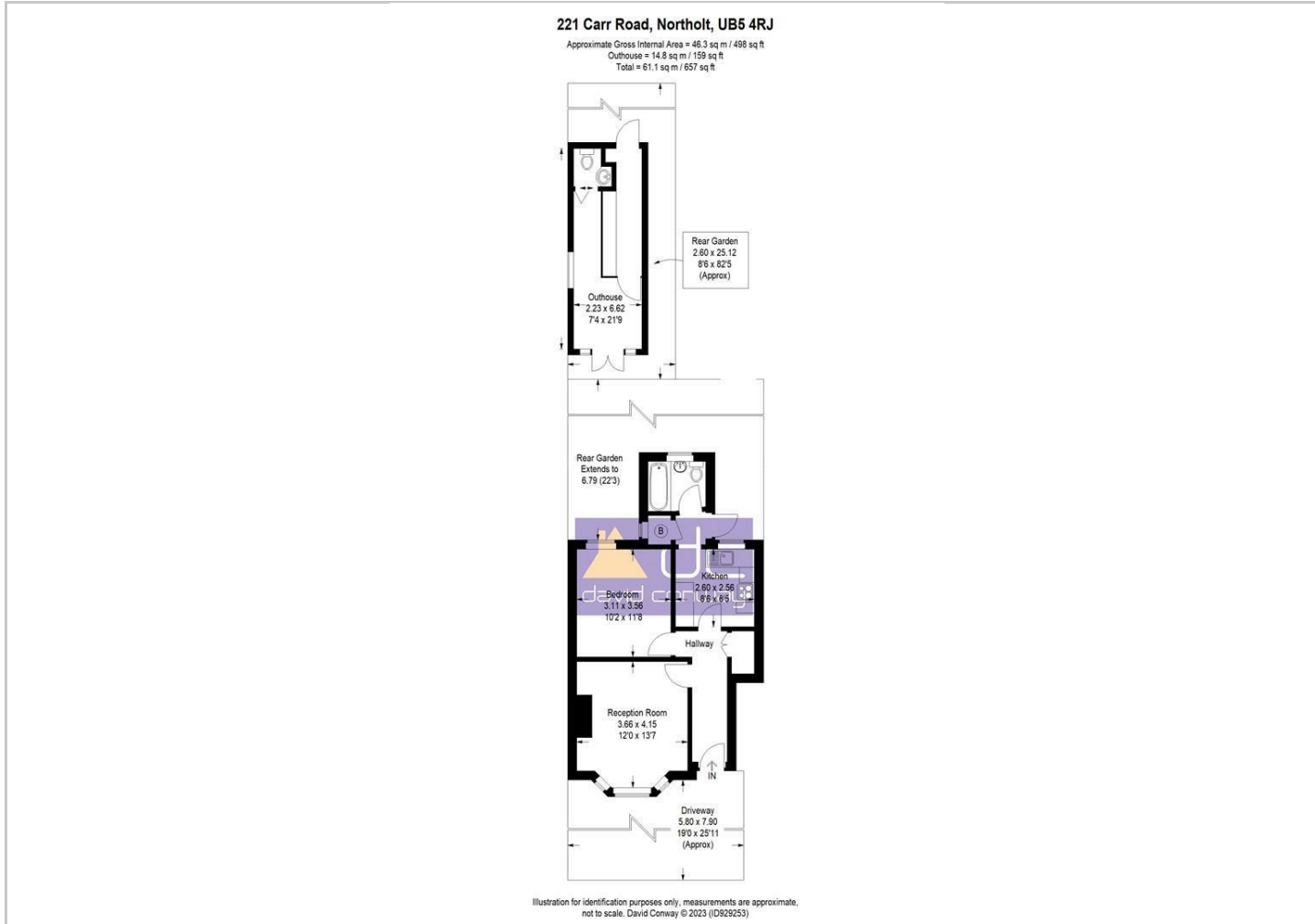
Leasehold



ARD FC



## Floor Plans



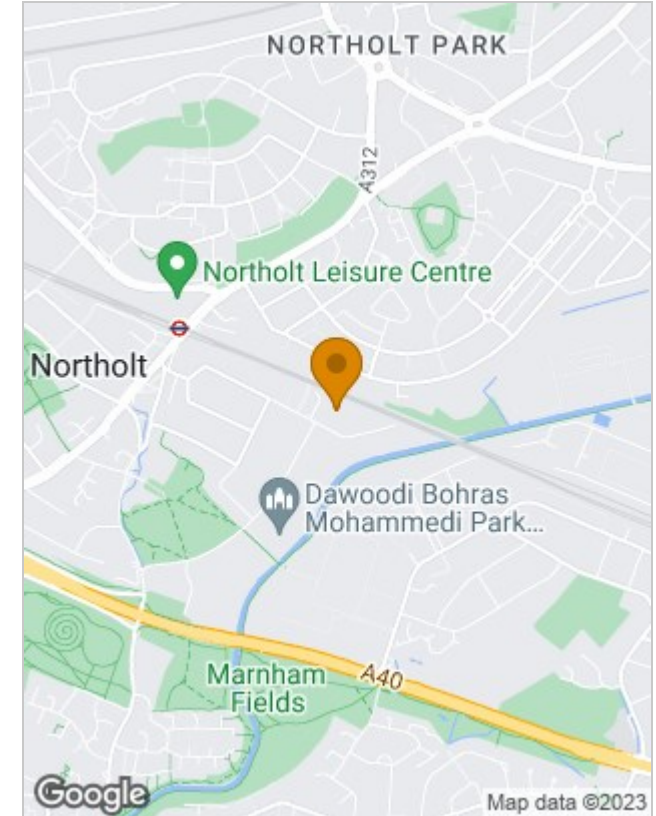
## Viewing

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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

