



Clauson Avenue Northolt, UB5 4PS

Asking Price £550,000



Clauson Avenue Northolt, UB5 4PS

This spacious house benefits from a full width ground floor extension, a downstairs room which can function as an office or fourth bedroom and a spacious kitchen/diner. Well presented internally and marketed chain free the property boasts off-street parking to the front and is set on one of Northolt Park's best roads, just minutes from Northolt Park Station.

- End Of Terrace House
- Three Bedrooms
- Through Lounge/Diner
- Extended Fitted Kitchen/Breakfast Room
- Downstairs Office
- Family Bathroom with Corner Bath
- Well Maintained Garden with Patio
- Off road Parking
- Gas Central Heating
- Double Glazing



Council Tax Band: D

Freehold



INTERNALLY

End of terrace well presented family House. Front door opens into bright hallway with stairs to first floor. Doors from hallway to study with side aspect window and built in storage cupboard. Through lounge/diner with feature brick fireplace, matching decorative brick archway leads into a extended kitchen/breakfast room with patio doors opening into the garden. The kitchen area has tiled flooring, matching wood wall and base units with worktops over, built in oven, gas hob with extractor over, 1½ bowl stainless steel sink and drainer unit by window overlooking the garden. Stairs to first floor landing with doors to two double bedrooms both with fitted wardrobes, a single bedroom and a fully tiled family bathroom which has a corner bath with shower over, pedestal wash basin, wc and obscured glass window. The property has gas central heating and double glazing.

EXTERNALLY

Very smart frontage with brick garden wall, off road parking on block paved drive, shared side access to back garden. Front door with storm porch. Attractive well maintained rear garden with raised patio and shed, rockery, lawn with stepping stones and decorative shrub/flower borders.

LOCATION

Clauson Avenue off Russell Road is conveniently situated just 240 yards from Northolt Park station providing easy access to London's Marylebone. South Harrow Piccadilly Line Tube station is busy shopping centre is 0.6 miles away and Northolt Central Line Tube 0.7 miles from the property. Local schools include Petts Hill and Greenwood Primary Schools both within 600 yards and Rooks Heath and Northolt High are 0.8 miles away. Local shops can be found at Oldfield Circus 0.4 miles. For recreation look no further than Wood End Recreation ground just one minute away.

ADDITIONAL INFORMATION

London Borough of Ealing Council Tax Band D £1841 per annum



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 firm's 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

