



Asking Price £540,000

 3  1  1  D

The Heights
Northolt, UB5 4BP

- **Semi Detached House**
 - **Three Bedrooms**
 - **Spacious Lounge**
 - **Modern Kitchen**
 - **Modern Bathroom**
 - **Downstairs WC**
 - **Large Garden**
- **Off Street Parking**
 - **Garage**
 - **Freehold**

A well-presented three-bedroom semi-detached home located on The Heights, Northolt, offering bright and spacious living throughout. The ground floor features a large through lounge with front bay window and rear patio doors leading to a generous garden with decking, patio, and lawn. A modern kitchen with integrated appliances and a downstairs WC complete the ground floor. Upstairs includes two double bedrooms with fitted wardrobes, a third single bedroom, and a contemporary family bathroom. Additional benefits include off-street parking and a garage. Ideally situated just over half a mile from Northolt Underground Station (Central Line) and Northolt Park Station, with South Harrow Station also nearby. Local amenities such as Asda, Aldi, and Iceland are within walking distance, along with several good local schools. Freehold. Council Tax Band D (£2,395.86). A perfect choice for families seeking space, comfort, and excellent transport links.

Local Authority: London Borough of Harrow
Council Tax Band: D
Tenure: Freehold





INTERNALLY

This well presented home offers a spacious and well-designed layout across two floors, featuring modern comforts and practical living spaces. The ground floor consists of a welcoming front porch leading into the hallway, which provides access to a generously sized bright and airy living room with large front aspect bay window and to the rear sliding patio door providing access to the garden. The kitchen compromises of matching wall and base units, a gas hob with an extractor fan over, built-in double oven, a stainless steel sink with a drainer, an integrated fridge freezer and there is a door which provides access to the garden. The ground floor also benefits from a downstairs WC.

Upstairs, there are three well-sized bedrooms, including a spacious master bedroom with a large bay window and fitted wardrobes, a second double bedroom with fitted wardrobes and rear aspect window overlooking the gardens, and a third room ideal as a guest room or study. The first floor also features a family fully tiled bathroom comprising of a tiled enclosed bath with shower screen and unit, vanity hand basin, WC, wall mounted mirror and heated towel rail.

EXTERNALLY

Outside, a large rear garden perfect for outdoor dining boasts a raised deck with steps down to a patio area leading to a lawn space. Additionally, the home offers off-street parking and a garage, adding further convenience and storage options.

LOCATION

Conveniently located just over half a mile to Northolt Central Line Tube Station and to Northolt Park Railway Station providing access to Marylebone. South Harrow Station is also 0.9 miles away. Northolt Road within walking distance has a number of shops and amenities which include Asda, Aldi and Iceland. Local schools include Petts Hill 0.2 miles away, Earlsmead 0.4 miles away, Rooks Heath and Northolt High School both 0.5 miles away.

ADDITIONAL INFORMATION

Council Tax Band D - £2,395.86













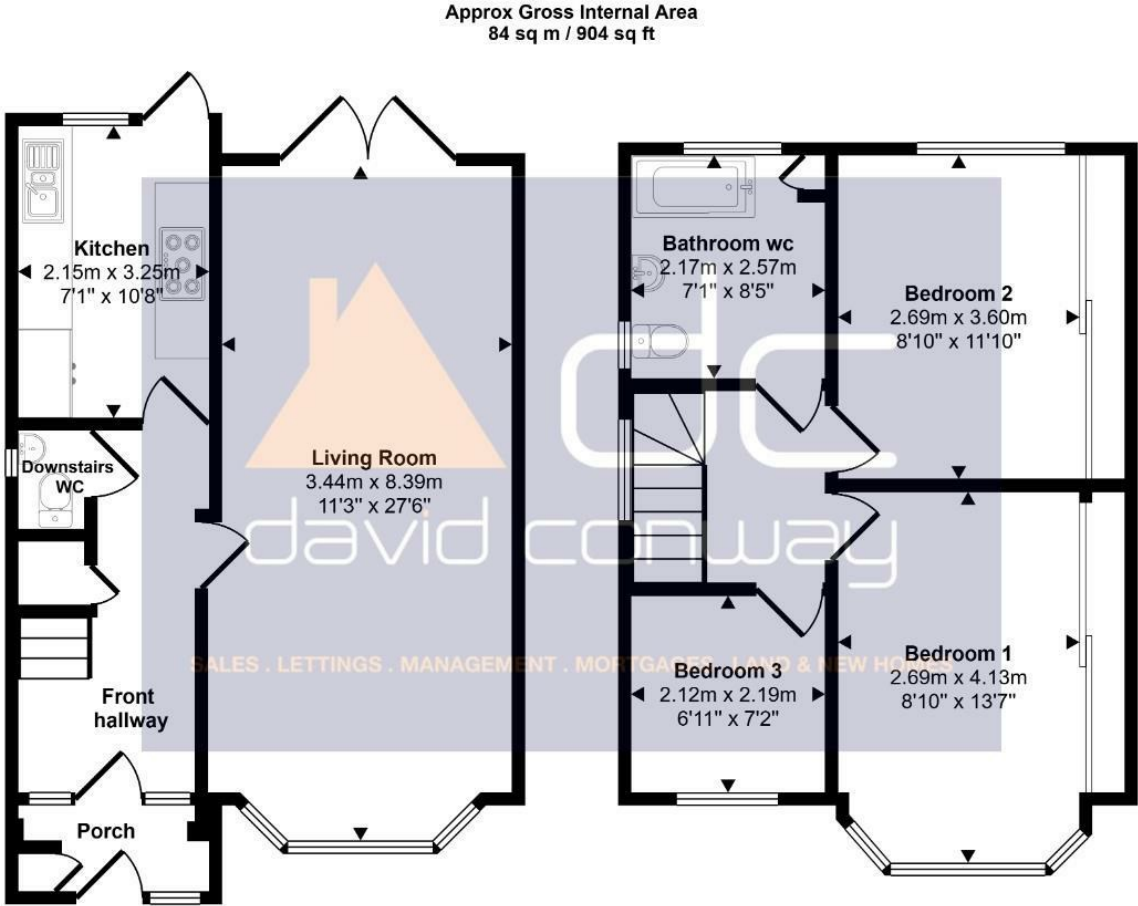








FLOOR PLAN



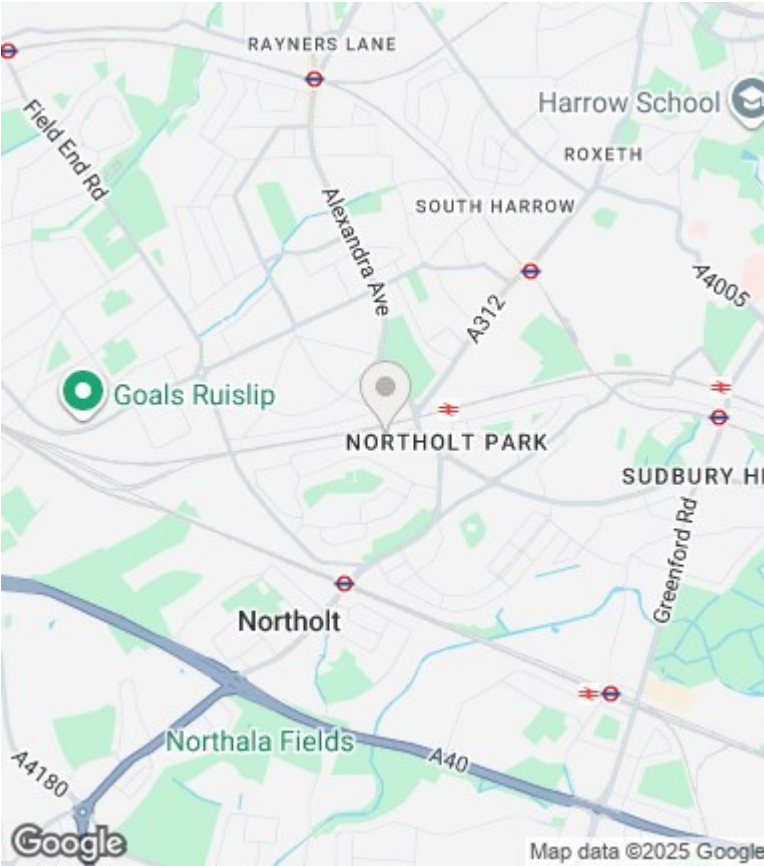
Ground Floor
Approx 43 sq m / 461 sq ft

First Floor
Approx 41 sq m / 443 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.

MAP



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



SALES . LETTINGS . MANAGEMENT . MORTGAGES . LAND & NEW HOMES

David Conway & Co Ltd
269 Northolt Road
South Harrow
HA2 8HS
020 8422 5222
sales@davidconway.co.uk

