



Southwell Avenue, Northolt, UB5 4DY

Asking Price £475,000



## Southwell Avenue, Northolt, UB5 4DY

This substantial three bedroom house is set in the heart of Northolt, offers generous room sizes and represents an ideal family home. With off street parking to the front for two cars the house is perfectly located for both Northolt Central Line and Northolt Park Stations providing fantastic access to Central London.

- Mid Terraced House
- Two Reception Rooms
- Open Plan Lounge/Kitchen
- Three Bedrooms
- Bathroom and Separate WC
- Utility Room
- Garden
- Off Road Parking for Two Cars
- Ideal Location
- Gas Central Heating





#### **INTERNALLY**

The front door of this double fronted property opens into a good sized entrance hall with under stairs cupboard and storage area and glazed panel doors to reception rooms. The original through lounge has been divided into two rooms, the front reception is a lovely bright room with a big window and the rear reception is open plan to a well fitted kitchen with tiled walls, plenty of storage space and a breakfast bar, wood worktops and feature wood ceiling, a door from the kitchen leads to a large utility room with a door to the front of the property there is also a door from the kitchen opening into the back garden. The rear reception room is a lovely room flooded with light from a window and patio doors opening into the garden.

Stairs to first floor landing with loft access hatch and airing cupboard, doors to two double bedrooms, the master bedroom is front aspect with built in wardrobes, one good sized single bedroom. The property benefits from a separate bathroom and wc. Gas central heating and double glazing.

#### **EXTERNALLY**

Off road parking for two cars.

Garden with paved and lawn area and a garden shed.

#### **LOCATION**

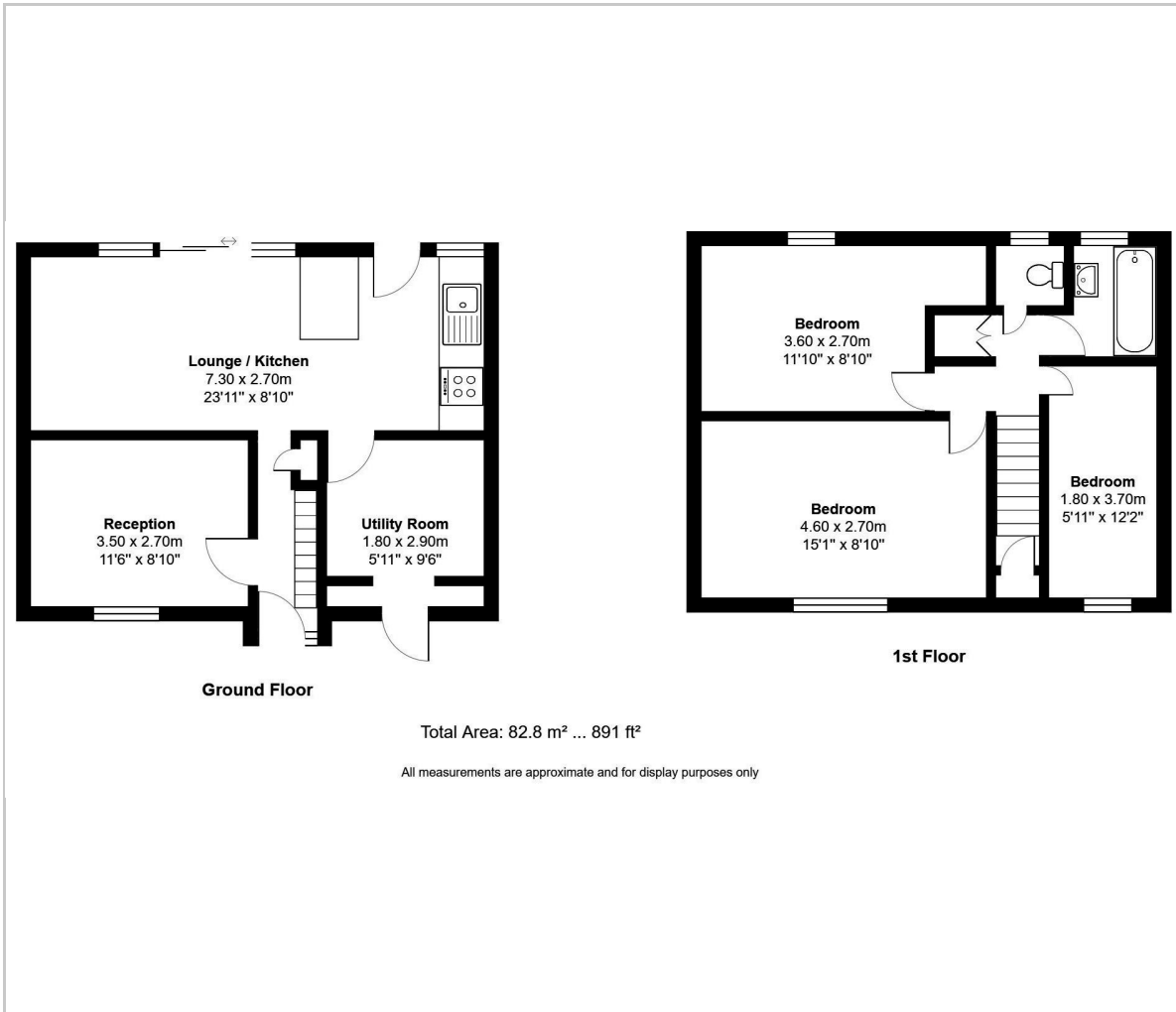
Southwell Avenue is ideally situated 0.3 of a mile from Northolt's central line station and 0.6 of a mile to Northolt Park railway station with direct links to Marylebone. 0.5 of a mile to local Shops in Mandeville Road. 0.3 of a mile to Northolt Leisure Centre and Library, local schools include Northolt High just 0.5 of a mile away.



**Council Tax Band: D**

Freehold

## Floor Plan



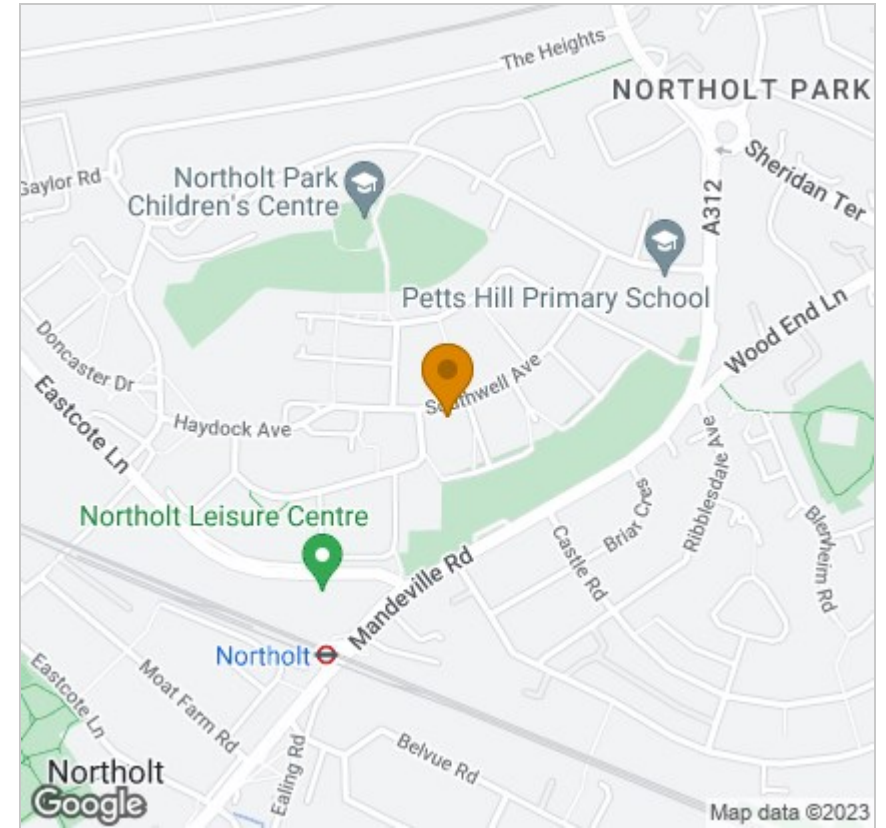
## Viewing

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

