



Clifford Close, Northolt, UB5 5NJ

Asking Price £450,000



## Clifford Close, Northolt, UB5 5NJ

This spacious three-bedroom townhouse on Clifford Close, Northolt (UB5 5NJ), offers over 94.2 sq. m. (1,015 sq. ft.) of living space across three floors, making it ideal for families or investors. The ground floor features a double bedroom, a lean-to leading to the garden, and an integral garage with conversion potential, while the first floor includes a large reception/dining room and a separate kitchen. The second floor comprises a main bedroom, a third bedroom, and a family bathroom. Externally, the property benefits from off-street parking, a private rear garden, and excellent connectivity to Northolt Underground Station (0.9 miles), the A40, and local bus routes. Close to schools such as Alec Reed Academy and Gifford Primary School, this chain-free property offers modernisation potential and ample flexibility.



- Town House
- Three Double Bedrooms
- Spacious Reception Room
- Separate Kitchen
- Family Bathroom
- Understairs Storage
- Garden
- Off Street Parking
- Integral Garage
- Gas Central Heating & Double Glazing Throughout



**Council Tax Band: D**

Freehold



## INTERNALLY

This is three bedroom town house situated over three floors. The front door leads into hallway with stairs to the first floor landing and understairs storage. Rooms on the ground floor comprise of a double bedroom with door leading out into a lean to which provides access to the garden. Stairs to the first floor landing with doors leading into a kitchen with matching wall and base units, wall mounted boiler and extractor fan. A spacious reception room with front aspect windows and stairs to rear leading up to the second floor landing. Doors off the second floor landing comprise of a family bathroom and two double bedrooms. There is gas central heating and double glazing throughout.

## EXTERNALLY

Off street parking, internal garage and rear garden.

## LOCATION

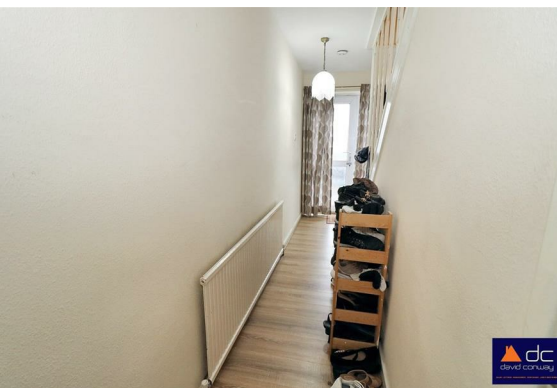
Clifford Close is located just off Church Road which is conveniently located within close proximity to Target Roundabout with access to A40 with easy access to West and Central London. Northolt Underground Station is 0.9 miles away providing quick and easy access into central west London, Central London and the City. In terms of local bus routes the number 90 can take you into Hayes and Central Northolt, the 120 takes you through to Hounslow, the 140 services Harrow, South Harrow and offers great access to Heathrow airport while the 282 will transport you to both Ealing and Mount Vernon Hospitals.

There are plenty of local schools including Alec Reed Academy and Gifford Primary School both 0.7 miles away and Viking Primary School 0.8 miles

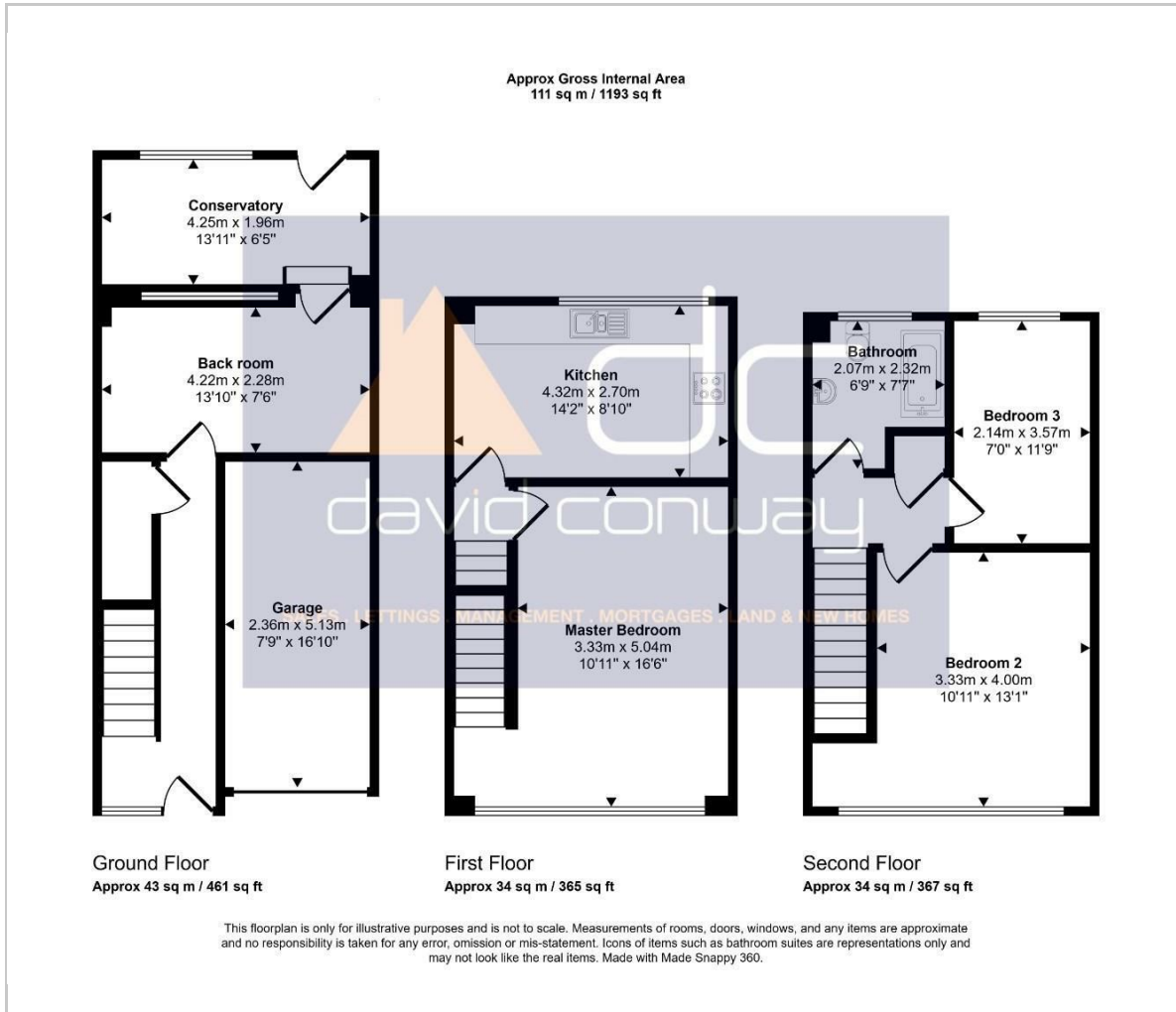
Council Tax Band B - £1,349.82 per annum

## ADDITIONAL INFORMATION

Council Tax Band D - £1,948.34



## Floor Plan



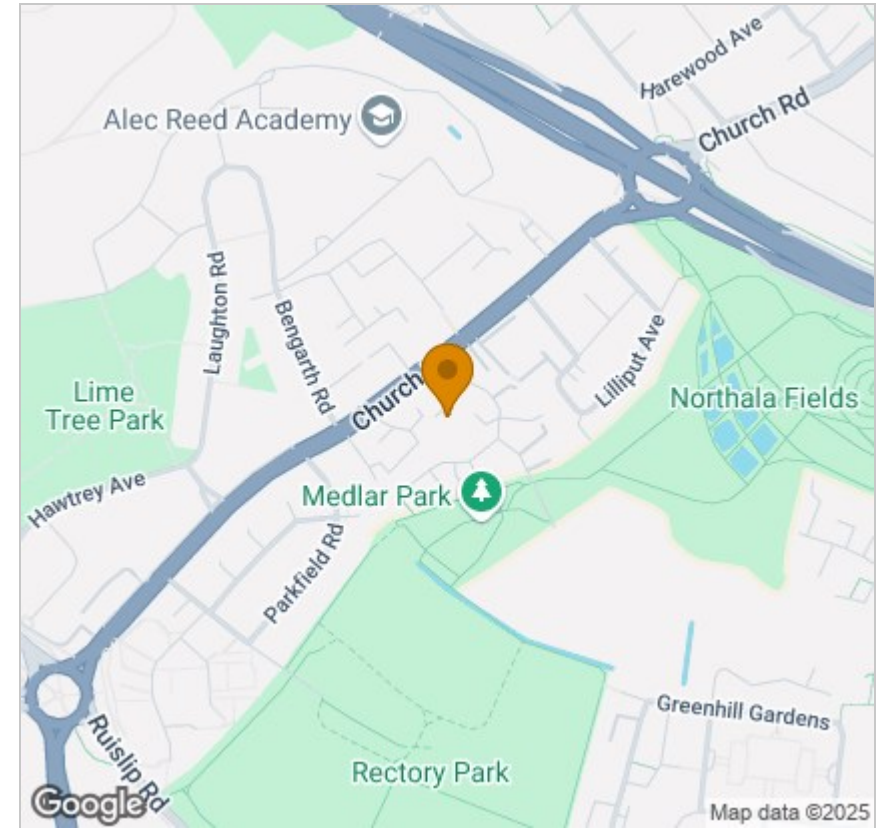
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

