



*ESTATE & LETTINGS AGENTS*

Wood End Gardens, Northolt, UB5



**FOR SALE £500,000 FREEHOLD**

New to the market is this 3 bedroom semi detached family home. With a 22' living room, 2 downstairs bathrooms, extended kitchen/diner, 3 bedrooms and own private garden. To the front you have a driveway with off street parking for 2 cars. The property would make a great first time purchase or even buy to let investment.

Located close to Northolt Park station and on the borders of Northolt/Greenford and is within easy reach of South Harrow with its selection of supermarkets, restaurants and shops.

- Through Lounge
- 2 Bathrooms
- Close to Shopping Amenities
- 3 Bedrooms
- Off Street Parking
- Chain Free

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
T: 020 8424 8686 ~ E: [sales@majorestate.com](mailto:sales@majorestate.com) ~ [www.majorestate.com](http://www.majorestate.com)

**Entrance:**

Through Upvc door leading into hallway.

**Hallway:**

Double glazed window to front aspect, laminated wood flooring.

**Living Room:**

6.92m x 3.34m (22' 70 x 10' 95)

Double glazed window to front aspect, radiator and laminated wood flooring.



**Bathroom:**

Double glazed window to side window, vinyl flooring, radiator, panel enclosed bath with mixer tap and shower attachment, low level Wc and hand wash basin with mixer tap.



**Kitchen:**

5.40 x 3.48m (17' 71 x 11' 41)

Double glazed window to rear aspect, units to eye and base level, work top surfaces, tiled flooring, gas hob with oven below and extractor hood above, plumbing for washing machine, stainless steel sink unit with mixer tap and power points.

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**Shower Room:**

Double glazed window to side aspect, vinyl flooring, shower enclosure, low level WC, hand wash basin with mixer tap and radiator.



**First Floor:**

Stairs to first floor.

**Bedroom 1:**

3.44m x 2.91m (11' 88 x 9' 54)

Double glazed window to front aspect, radiator, fitted cupboard, laminated wood flooring and power points.





**Bedroom 2:**

2.58m x 2.17m (8' 46 x 7' 11)

Double glazed windows to rear aspect, radiator, laminated wood flooring and power points.



**Bedroom 3:**

1.90m x 1.86m (6' 23 x 6' 10)

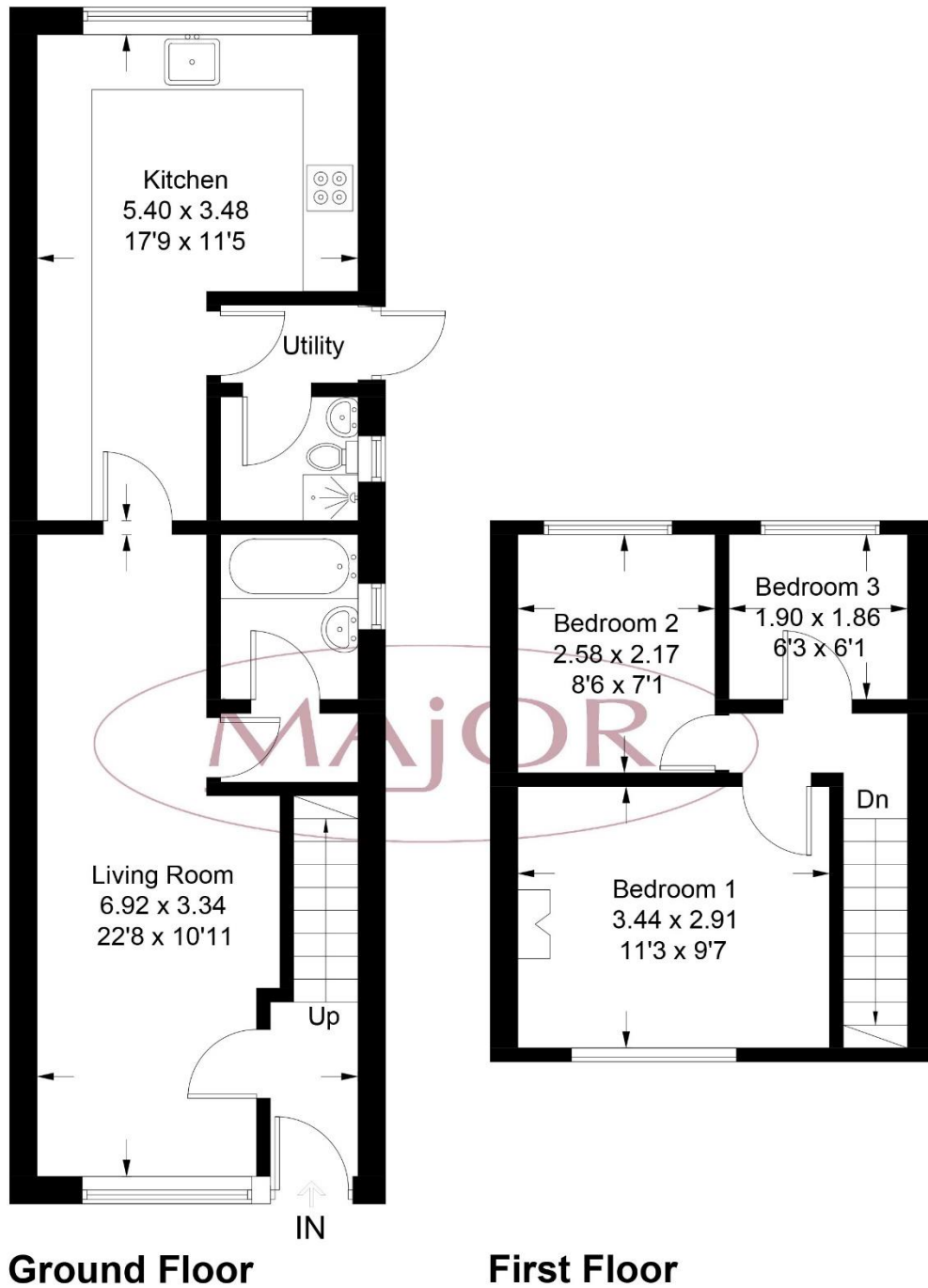
Double glazed window to rear aspect, laminated wood flooring and power points.

**Garden:**

Paved area with rest laid to lawn.



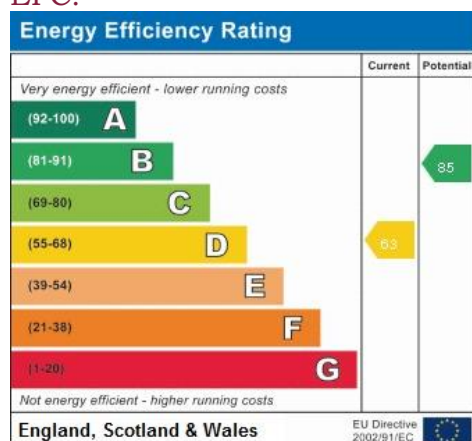
# Floor Plan



Approximate Gross Internal Area = 67.6 sq m / 728 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1004494)

## EPC:



Address:

Wood End Gardens, B5

## Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information.

## Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status. Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it. Life assurance may be required. Written quotations available



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