

## Carr Road Northolt UB5 4RE

Price Guide: Offers in Excess of £700,000



Bennett Holmes are pleased to offer this extended, well presented four bedroom end of terrace house situated on a popular, residential road in Northolt. The property is within walking distance to the local shops, bus links at Oldfields Circus and to local schools. Also within 0.8 miles is Northolt's Central Line Station. Other benefits include a rear extension and loft conversion, utility room, downstairs WC shower room, off street parking, a beautiful well maintained rear garden measuring approx. 160 ft and an immense outbuilding at the rear measuring approx. 52 ft.

### Carr Road

Approximate Gross Internal Area  
Ground Floor = 57.2 sq m / 616 sq ft  
First Floor = 38.1 sq m / 410 sq ft  
Second Floor = 22.0 sq m / 237 sq ft  
Outbuildings = 86.6 sq m / 932 sq ft  
Total = 203.9 sq m / 2,195 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

NORTHOLT OFFICE

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**IMPORTANT** Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Freehold  
Council tax band D - £2041  
EPC =



- FOUR BEDROOMS
- END OF TERRACE
- EXTENDED TO THE REAR
- LOFT CONVERTED
- DOWNSTAIRS SHOWER AND WC
- 160 FT REAR GARDEN
- OFF STREET PARKING
- LARGE OUTBUILDING AT THE REAR

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### Accommodation

The accommodation briefly comprises a porch opening to the front door. The front door opens to the bright and spacious through lounge. The through lounge has doors to the extended kitchen/ diner. The kitchen is fitted with wall and base level units, a sink, an integrated four ring gas hob and integrated electric oven. There is a patio door to the rear garden and a door to the utility room which has plumbing for a washing machine, dishwasher and space for a tumble dryer with a door to the downstairs shower room WC.

Stairs lead to the first floor landing with doors to three bedrooms and the family bathroom. Stairs lead to the second floor landing with a door to the master bedroom.

Outside the property is a beautiful well maintained rear garden which measures approx. 160 ft. Which is mainly laid to lawn with a patio area.

There is an immense outbuilding at the rear of the garden measuring approx. 52 ft and there is a shed. To the front is off street parking.

