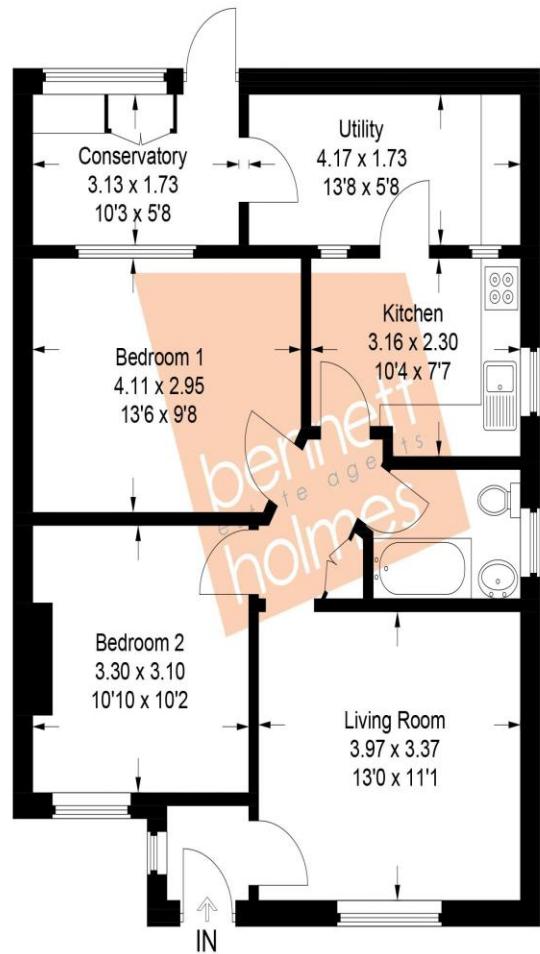


## Bengarth Road Northolt UB5 5LF

Price Guide: £470,000

### Bengarth Road

Approximate Gross Internal Area  
67.3 sq m / 724 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.

© CJ Property Marketing Ltd Produced for Bennett Holmes

#### NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

**sales: 020 8423 2222 lettings: 020 8423 0222**

[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

Freehold  
London Borough of Ealing  
Council tax band D - £1,948.34  
EPC =D

**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.



Bennett Holmes are pleased to offer this two bedroom semi detached bungalow located in a quiet residential location within a mile of Northolt's Central Line tube station and within easy access of the A40 in and out of London. The property is also convenient for bus links and local schools. The property benefits from double glazing, gas central heating, a conservatory, utility room, there is scope to extend the property STPP, a large rear garden measuring approx 100ft, Off street parking and no upper chain.



- TWO DOUBLE BEDROOMS
- SEMI DETACHED BUNGALOW
- CONSERVATORY/ UTILITY ROOM
- POTENTIAL TO EXTEND STPP
- GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS
- OFF STREET PARKING
- LARGE REAR GARDEN MEASURING APPROX. 100 FT

**Bengarth Road**  
**Northolt**  
**UB5 5LF**

**Price Guide:** £470,000



## Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with a door to the living room. From the living room there is a door to the hall with doors to two double bedrooms, the kitchen and the bathroom. The kitchen is fitted with wall and base level units, a sink and drainer, a gas cooker point and there is a door to the utility room. From the utility room there is a door to the conservatory with a door to the rear garden. The large rear garden measures approx. 100 ft which is mainly laid to lawn with a patio area. There is great potential to extend the property STPP. To the front is off street parking.

