



## PETTS HILL, NORTHOLT

### £650,000

**\*\* NO ONWARD CHAIN \*\*** An extended and well maintained five bedroom, two bathroom semi detached house conveniently located for shops, schools and transport links. The property briefly comprises large entrance hallway, lounge, open plan modern fitted kitchen/dining room, downstairs W/C, three bedrooms off first floor landing and bathroom, two further bedrooms off second floor landing and bathroom. Further benefits include double glazing, gas central heating, multiple off street parking, private rear garden with side access via wooden gate and no upper chain delays.

- FIVE BEDROOMS
- SEMI DETACHED HOUSE
- EXTENDED AND WELL MAINTAINED THROUGHOUT
- TWO BATHROOMS
- DOWNSTAIRS W/C
- MODERN FITTED KITCHEN
- TWO RECEPTION ROOMS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- CONVENIENT FOR SCHOOLS, SHOPS AND TRANSPORT LINKS
- PRIVATE REAR GARDEN
- MULTIPLE OFF STREET PARKING VIA OWN DRIVEWAY
- NO ONWARD CHAIN

## Ground Floor

### Hallway

Entrance into hallway via front aspect frosted double glazed door, front aspect frosted double glazed window, spot lighting, radiator, power points, understairs storage housing meters, stairs to first floor landing, laminate flooring.

### Downstairs W/C

Low level W/C, wall mounted corner hand wash basin, spot lighting, tiled walls, tiled flooring.

### Lounge

14' 0" into bay x 11' 6" (4.27m x 3.51m) Front aspect double glazed window into bay, spot lighting, radiator, power points, TV aerial, laminate flooring.

## Kitchen/Dining Room

17' 9" x 11' 10" (5.41m x 3.61m) Rear aspect double glazed French doors to garden, rear aspect double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer, electric hob with oven below and overhead extractor fan, splash back, space for fridge/freezer, plumbed for washing machine, wall mounted cupboard enclosed boiler, spot lighting, power points, radiator, laminate flooring.

## First Floor

### Landing

Side aspect frosted double glazed window, laminate flooring.

### Bedroom One

14' 9" into bay x 11' 7" (4.50m x 3.53m) Front aspect double glazed window into bay, spot lighting, radiator, power points, laminate flooring.

### Bedroom Two

12' 8" x 11' 7" (3.86m x 3.53m) Rear aspect double glazed window, radiator, power points, laminate flooring.



DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **Bedroom Three**

7' 5" x 6' 0" (2.26m x 1.83m) Front aspect double glazed window, radiator, power points, laminate flooring.

### **Bathroom**

7' 8" x 6' 0" (2.34m x 1.83m) Rear aspect frosted double glazed window, low level W/C, vanity hand wash basin with mixer tap, shower cubicle with tiled surround, glass shower door, overhead shower and separate shower attachment, tiled walls, heated towel rail, extractor fan, tiled flooring.

## **Second Floor**

### **Landing**

Side aspect frosted double glazed window, laminate flooring.

### **Bedroom Four**

11' 9" x 10' 9" (3.58m x 3.28m) Rear aspect double glazed window, radiator, power points, laminate flooring.

### **Bedroom Five**

17' 3" max x 8' 8" max (5.26m x 2.64m) Two front aspect double glazed 'Velux' windows, radiator, power points, laminate flooring.

### **Bathroom**

7' 8" x 6' 0" (2.34m x 1.83m) Rear aspect frosted double glazed window, low level W/C, vanity hand wash basin with mixer tap, shower cubicle with tiled surround, glass shower door, overhead shower and separate shower attachment, tiled walls, heated towel rail, extractor fan, tiled flooring.

## **Outside**

### **Front Garden**

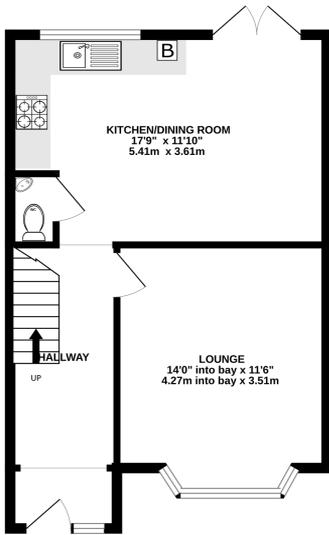
Multiple off street parking via own driveway, side access to rear garden via wooden gate.

### **Rear Garden**

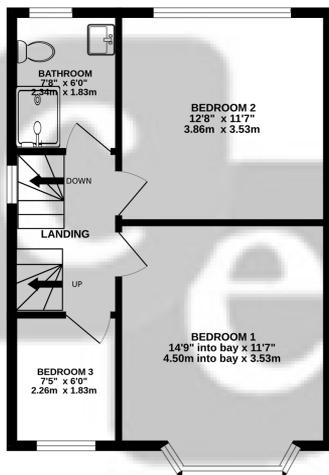
Patio leading to mainly laid lawn, two wooden sheds, outside tap, outside power points, side access to front garden via wooden gate, fence enclosed.



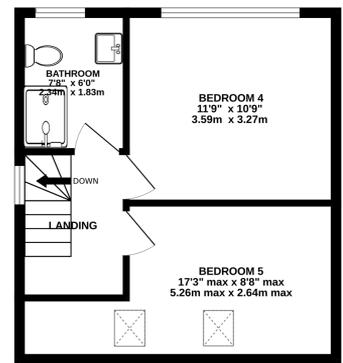
GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



2ND FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 1255 sq.ft. (116.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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