



DORCHESTER CLOSE, NORTHOLT

£335,000

**** NO ONWARD CHAIN **** A newly refurbished two double bedroom ground floor maisonette, conveniently located within 130yd from Northolt Park Chiltern Rail station providing access to Marylebone station within approx. 21 minutes. The property briefly comprises entrance hallway, living room, modern fitted kitchen with direct access into own private rear garden, two double bedrooms and contemporary bathroom. Further benefits include double glazing throughout, gas central heating with 'Worcester' combination boiler, large walk in storage cupboard with shelving, additional storage cupboard, USB charging points throughout, multiple off street parking via own driveway, and single garage with rear vehicle access via service road.

- TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE
- NEWLY REFURBSIHED THROUGHOUT
- NO ONWARD CHAIN DELAYS
- MODERN FITTED KITCHEN
- CONTEMPARY BATHROOM SUITE
- DOUBLE GLAZING & GAS CENTRAL HEATING WITH 'WORCESTER' COMBINATION BOILER
- MULTIPLE OFF STREET PARKING
- PRIVATE REAR GARDEN
- GARAGE WITH REAR ACCESS VIA SERVICE ROAD
- LARGE WALK IN STORAGE CUPBOARD WITH SHELVING
- LONG UNEXPIED LEASE
- USB CHARGING POINTS THROUGHOUT
- CONVENIENT FOR SHOPS AND TRANSPORT FACILITIES

Ground Floor

Hallway

Entrance into hallway via front aspect frosted double glazed door, spot lighting, radiator, large walk in storage cupboard with shelving, storage cupboard, radiator, laminate flooring.

Living Room

12' 1" max x 11' 10" max (3.68m x 3.61m) Front aspect double glazed window, spot lighting, feature fireplace with surround, double radiator, power points with USB ports, phone point, TV aerial, laminate flooring.

Kitchen

10' 10" x 7' 7" (3.30m x 2.31m) Rear aspect double glazed door to garden, rear aspect double glazed window, range of wall and base level units with square edge work surfaces, one and a half bowl sink with drainer, pull out spray mixer tap, integrated electric hob with overhead extractor fan, integrated oven, plumbed for washing machine, space for fridge/freezer, wall mounted 'Worcester' combination boiler, part tiled 'Metropolitan' style tiled walls, power points with USB ports, tiled flooring.

Bedroom One

11' 10" x 10' 10" (3.61m x 3.30m) Rear aspect double glazed window, spot lighting, double radiator, power points with USB ports.

Bedroom Two

11' 2" x 10' 6" (3.40m x 3.20m) Front aspect double glazed window, spot lighting, double radiator, power points with USB ports.

Bathroom

7' 9" max x 6' 4" max (2.36m x 1.93m) Rear aspect frosted double glazed window, low level W/C, vanity hand wash basin, P-Shaped panel enclosed bath with mixer tap and shower attachment, overhead shower, glass shower screen, radiator, tiled walls, extractor fan, wall mounted mirror fronted medicine cabinet, spot lighting, tiled flooring.

Outside

Front Garden

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

Rear Garden

Patio leading to laid lawn, outside tap, side access to front garden via wooden gate, fence enclosed, access to garage.

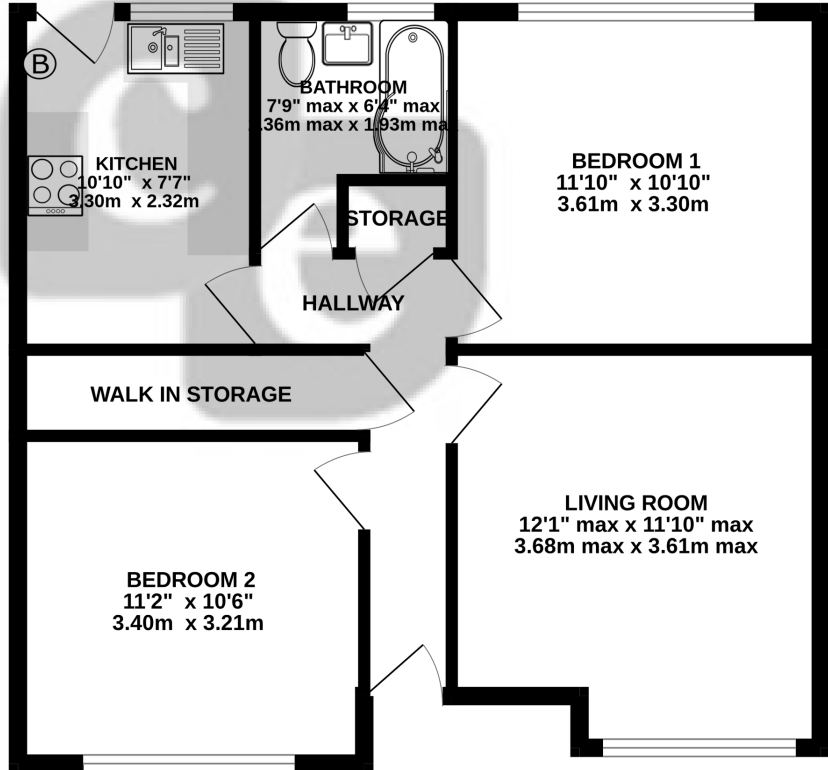
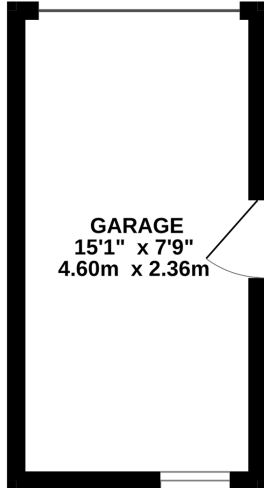
Single Garage

15' 1" x 7' 9" (4.60m x 2.36m) Single garage with rear vehicle access, rear aspect up and over door, front aspect window, side aspect door, power points, lighting.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 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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