



WOOD END GARDENS, NORTHOLT

£450,000

**** SCOPE FOR FURTHER DEVELOPMENT (STPP) **** A two bedroom semi detached house located on the Northolt/Greenford borders and is walking distance of Northolt Park station as well as Sudbury Hill Station providing direct access to central London via the Piccadilly & Chiltern Line. The property briefly comprises hallway, bay fronted living room, kitchen/diner, two bedrooms and bathroom. Further benefits include double glazing, gas central heating with 'Vaillant' boiler, off street parking for two cars, private rear garden and rear workshop/store room.

- TWO BEDROOMS
- SEMI DETACHED HOUSE
- SCOPE FOR FURTHER DEVELOPMENT SUBJECT TO PLANNING PERMISSION
- OFF STREET PARKING FOR 2 CARS
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- DOUBLE GLAZING
- GAS CENTRAL HEATING WITH 'VAILLANT' BOILER
- REAR GARDEN
- WORKSHOP/STORE ROOM

Ground Floor

Hallway

Entrance into hallway via front aspect frosted double glazed door, laminate flooring, radiator, stairs to first floor landing.

Living Room

13' 4" into bay x 11' 2" (4.06m x 3.40m) Front aspect double glazed window into half bay, coved ceiling, radiator, power points, TV aerial, phone point, laminate flooring.

Kitchen/Diner

14' 2" x 12' 7" (4.32m x 3.84m) 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, space for gas cooker, plumbed for washing machine, space for fridge/freezer, space for slimline dishwasher, part tiled walls, coved ceiling, radiator, part tiled walls, power points, spot lighting, wall mounted 'Vaillant' boiler, tiled flooring.

Second Floor

Landing

Side aspect frosted double glazed window, carpeted flooring.

Bedroom One

11' 7" x 11' 2" max (3.53m x 3.40m) Front aspect double glazed window, range of fitted wardrobes, built in storage cupboard, radiator, power points, laminate flooring.

Bedroom Two

9' 2" x 7' 9" (2.79m x 2.36m) Rear aspect double glazed window, loft access, power points, radiator, laminate flooring.

Bathroom

5' 9" x 5' 8" (1.75m x 1.73m) Rear aspect frosted double glazed window, low level W/C, wall mounted hand wash basin with mixer tap and shower attachment, heated towel rail, tiled walls, extractor fan, wall mounted medicine cabinet, spot lighting, tiled flooring.

Outside

Front Garden

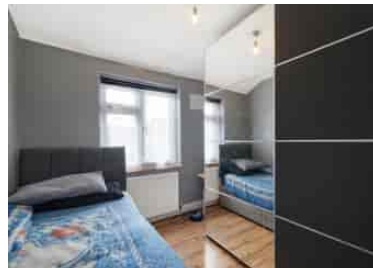
Off street parking for two cars via own driveway, shared side access to rear garden via gate.

Rear Garden

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

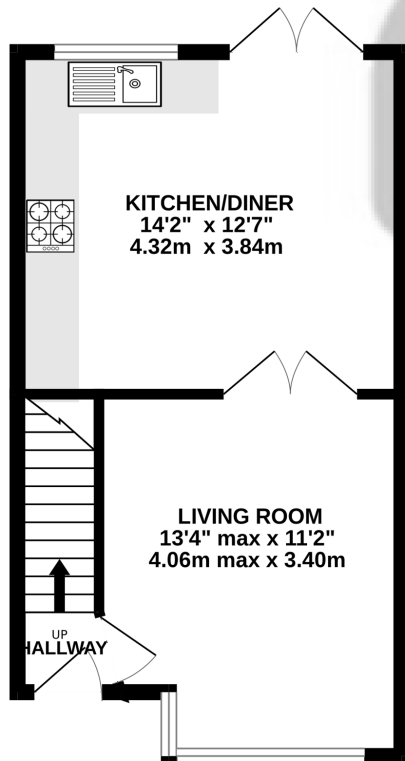
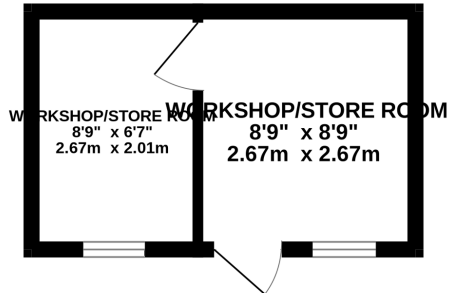
Workshop

Total area size 15' 4" x 8' 9" (4.67m x 2.67m) Front aspect double glazed door, front aspect double glazed window, door to second part of workshop with front aspect double glazed window.

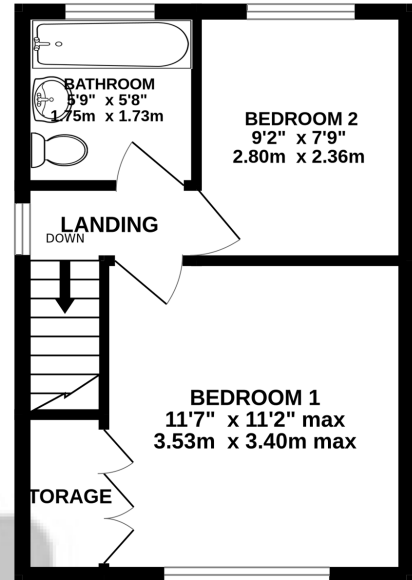


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GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 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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