



## MILDRED AVENUE, NORTHOLT

### £530,000

**\*\* EXTENDED \*\*** An extended and immaculately presented three bedroom semi detached house offering scope for further development subject to planning permission being granted. The property conveniently located within walking distance to Northolt Parks Chiltern Railway Line Station, local shops including South Harrow's Asda supermarket and nearby schools. Also within 0.7 miles is Northolt's Central Line Station. The property briefly comprises two reception rooms, extended kitchen, utility room, downstairs bathroom with both shower and bath and three bedrooms off first floor landing. Further benefits include double glazing, gas central heating, off street parking, and an attractive private rear garden with side access.

- THREE BEDROOMS
- EXTENDED SEMI DETACHED HOUSE
- IMMACULATEDLY PRESENTED THROUGHOUT
- EXTENDED FITTED KITCHEN
- UTILITY ROOM
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- OFF STREET PARKING
- ATTRACTIVE PRIVATE REAR GARDEN
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS

## Ground Floor

### Hallway

Entrance into hallway via front aspect frosted double glazed door, coved ceiling, phone point, radiator with fitted radiator cover, under stairs storage housing meters, stairs to first floor landing, carpeted flooring with coconut matting in entrance.

### Living Room

12' 10" x 10' 5" (3.91m x 3.17m) Front aspect double glazed window, coved ceiling, radiator, power points, TV aerial, carpeted flooring.

### Dining Room

11' 0" x 8' 10" (3.35m x 2.69m) Coved ceiling, radiator with fitted radiator cover, power points, laminate flooring.

### Kitchen

11' 9" x 10' 2" (3.58m x 3.10m) 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 and mixer tap, space for electric cooker with overhead extractor fan, space for fridge/freezer, part tiled walls, power points, coved ceiling, tile effect flooring.

### Utility Room

8' 7" x 4' 4" (2.62m x 1.32m) Rear aspect double glazed window, radiator, power points, plumbed for white goods, coved ceiling, tile effect flooring.

### Bathroom

12' 7" max x 4' 5" max (3.84m x 1.35m) Side aspect frosted double glazed window, low level W/C, vanity hand wash basin, panel enclosed bath with mixer tap and shower attachment, shower cubicle with fully tiled surround, glass shower door, wall mounted shower with attachment, fully tiled walls, radiator, laminate flooring..

## First Floor

### Landing

Side aspect double glazed window, over stairs storage cupboard, coved ceiling, loft access, carpeted flooring.

### Bedroom One

11' 9" max x 15' 9" max (3.58m x 4.80m) Front aspect double glazed window, coved ceiling, radiator, power points, carpeted flooring.

### Bedroom Two

9' 6" max x 9' 5" max (2.90m x 2.87m) Rear aspect double glazed window, cupboard housing hot water tank and wall mounted boiler, coved ceiling, radiator, power points, carpeted flooring.

### Bedroom Three

6' 9" x 6' 7" (2.06m x 2.01m) Rear aspect double glazed window, radiator, power points, dado rail, carpeted flooring.

## Outside

### Front Garden

Block paved driveway providing off street parking, side access to rear garden via gate.

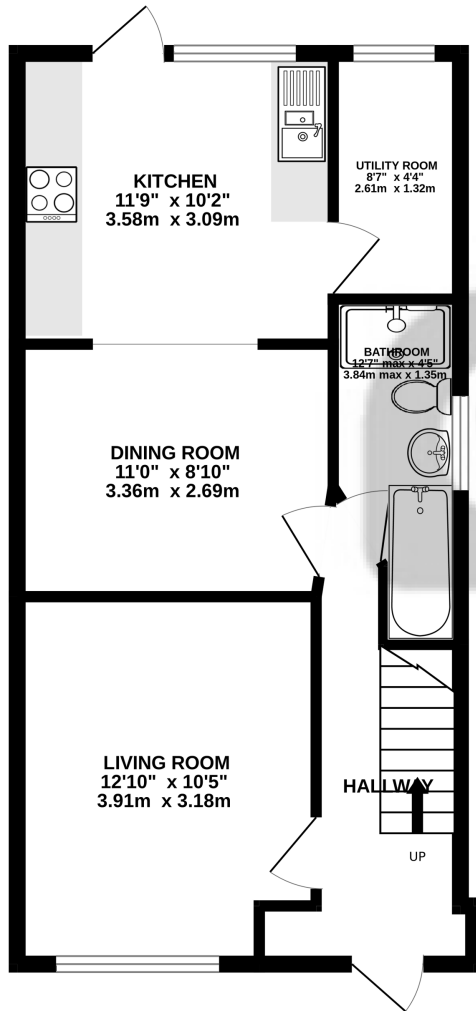
### Rear Garden

Patio leading to laid lawn, mature stocked borders, outer path, wooden shed, outside tap, security light, side access to front garden via gate, fence enclosed.

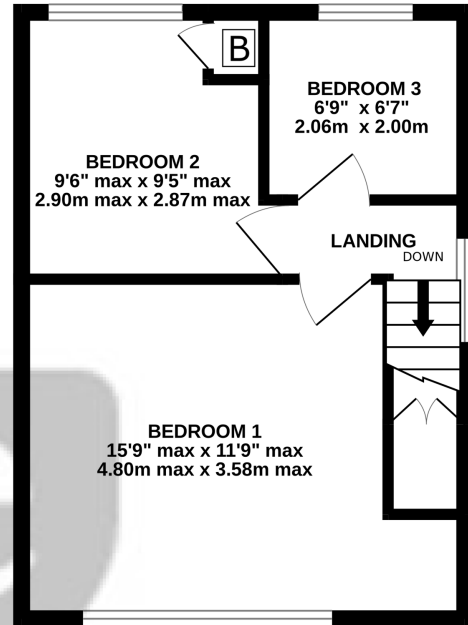


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GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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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