



## LANCASTER ROAD, NORTHOLT

### £530,000

**\*\* NO UPPER CHAIN DELAYS \*\*** A stunning three bedroom end of terrace house situated in a quiet Cul-De-Sac within 0.7 miles of Northolt's many shopping and transport facilities to include the Central Line station. The property briefly comprises entrance hallway with large storage cupboard, open plan living room remote mood lighting, modern fitted kitchen, modern fitted downstairs shower room, three bedrooms off landing and family bathroom. Further benefits include double glazing, gas central heating, 'Calmag' water softener, off street parking for two cars via own driveway and an easily maintainable private rear garden with side access.

- THREE BEDROOM END OF TERRACE HOUSE
- MODERN AND WELL PRESENTED THROUGHOUT
- OPEN PLAN LIVING ROOM WITH REMOTE MOOD LIGHTING
- MODERN FITTED KITCHEN WITH APPLIANCES
- MODERN DOWNSTAIRS SHOWER ROOM
- FAMILY BATHROOM OFF LANDING
- GAS CENTRAL HEATING & DOUBLE GLAZING
- 'CALMAG' WATER SOFTENER
- OFF STREET PARKING FOR TWO CARS
- EASILY MAINTAINABLE PRIVATE REAR GARDEN
- NO ONWARD CHAIN
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS

## Ground Floor

### Hallway

Entrance into hallway via side aspect frosted double glazed door, power points, contemporary radiator, storage cupboard with wall mounted cupboard enclosed fuse box, tiled flooring.

### Downstairs Shower Room

9' 8" x 6' 2" (2.95m x 1.88m) Side aspect frosted double glazed window, spot lighting, glass shower cubicle with fully tiled surround, wall mounted 'Grohe' shower with attachment, overhead 'Grohe' shower, low level W/C, circular hand wash basin with mixer tap, fitted storage cupboards, cupboard enclosed gas meter, storage cupboard plumbed for washing machine and dryer, extractor fan, spot lighting, contemporary radiator, tiled flooring.

### Living Room

28' 4" max x 15' 7" max (8.64m x 4.75m) Front aspect double glazed window with fitted blinds, rear aspect double glazed patio door to garden, remote mood lighting, wall mounted thermostat, TV aerial, phone point, power points, two double radiators, laminate flooring, stairs to first floor landing.

### Kitchen

11' 4" x 6' 6" (3.45m x 1.98m) Rear aspect double glazed window, range of wall and base level units with breakfast bar and square edge work tops, floor lighting, metropolitan style part tiled walls, integrated gas hob with oven below and overhead extractor fan, mosaic tiled splash back, integrated microwave, single circular sink with drainer, stainless steel mixer tap, integrated slimline dishwasher, space for fridge/freezer, wall mounted cupboard enclosed 'Vaillant' boiler, cupboard enclosed 'Calmag' water softener, spot lighting, power points.

## First Floor

### Landing

Loft access, storage cupboard, carpeted flooring.

## Bedroom One

14' 5" x 9' 6" (4.39m x 2.90m) Front aspect double glazed window with fitted blinds, radiator, power points, carpeted flooring.

## Bedroom Two

13' 5" x 9' 6" (4.09m x 2.90m) Rear aspect double glazed window with fitted blinds, radiator, power points, carpeted flooring.

## Bedroom Three

10' 7" max x 6' 3" max (3.23m x 1.91m) Front aspect double glazed window with fitted blinds, radiator, power points, carpeted flooring.

## Bathroom

8' 4" x 6' 3" (2.54m x 1.91m) Rear aspect frosted double glazed window, low level W/C, panel enclosed bath with glass shower screen, wall mounted 'Grohe' shower with attachment, vanity hand wash basin with 'Grohe' mixer tap, wall mounted touch lighting mirror, spot lighting, fully tiled walls, tiled flooring.

## Outside

### Front Garden

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

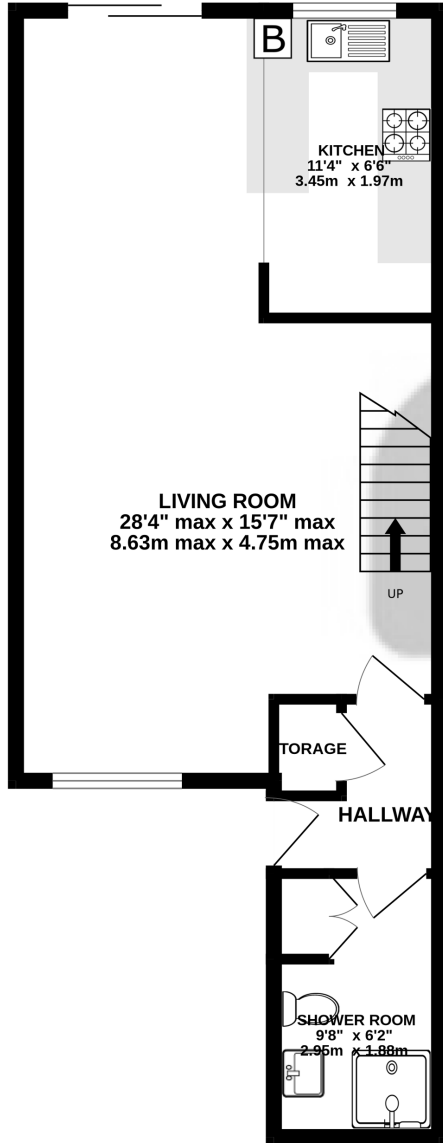
### Rear Garden

Patio leading to Astro turf lawn, side access to front garden via gate, metal shed, outside security light, outside tap, part fence enclosed.

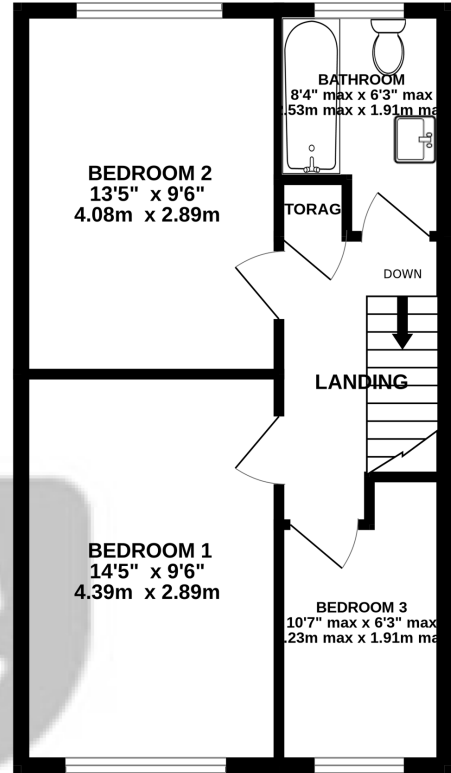


DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise 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.

GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.7 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.

Made with Metropix ©2024