



## BOURNEMEAD AVENUE, NORTHOLT

£575,000

**\*\* NO ONWARD CHAIN \*\*** An extended three bedroom semi detached house with the added benefit of a loft room. The property backs onto parkland and is located within easy reach of the A40/M40 and routes towards Greenford, Ealing, Harrow and Hayes. Northolt Station is not far away by bus/car journey and provides brilliant access into London via the Central Line. The accommodation briefly comprises entrance porch, hallway, downstairs shower room with W/C and additional downstairs W/C, open plan kitchen/breakfast room, living room, dining room, three bedrooms off first floor landing, bathroom and loft room. Further benefits include double glazing, gas central heating with 'Vaillant' combination boiler, off street parking, detached garage with vehicle access via shared driveway and private rear garden.

- THREE BEDROOM SEMI DETACHED HOUSE
- EXTENDED
- ADDITIONAL LOFT ROOM
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- TWO BATHROOMS
- DOWNSTAIRS W/C & SHOWER
- OFF STREET PARKING AND PRIVATE REAR GARDEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING WITH 'VAILLANT' BOILER
- BACKING ONTO PARKLAND
- NO ONWARD CHAIN DELAYS

## Ground Floor

### Porch

Entrance into porch via front aspect frosted double glazed door, two front aspect frosted double glazed windows.

### Hallway

Entrance into hallway via front aspect frosted double glazed door, side aspect double glazed window, coved ceiling, dado rail, radiator, power points, under stairs storage housing meters, laminate flooring, stairs to first floor landing.

### Downstairs W/C

Side aspect frosted double glazed window, low level W/C, corner mounted sink, tiled flooring.

### Living Room

16' 9" into bay x 12' 8" (5.11m x 3.86m) Front aspect double glazed window into bay, coved ceiling, dado rail, radiator, power points, feature fireplace, laminate flooring.

### Kitchen/Breakfast Room

19' 2" x 10' 9" (5.84m x 3.28m) Rear aspect double glazed window, range of wall and base level units with roll top work surfaces, integrated gas hob, integrated double oven, one and a half bowl sink with drainer, plumbed for dishwasher, space for fridge/freezer, part tiled walls, power points, radiator, tiled flooring.

### Dining Room

13' 0" x 8' 5" (3.96m x 2.57m) Rear aspect double glazed patio door to garden, double glazed 'Velux' window, coved ceiling, cupboard housing wall mounted 'Vaillant' combination boiler, plumbed for washing machine, radiator, power points, tiled flooring.

## Shower Room

Rear aspect frosted double glazed window, double glazed 'Velux' window, low level W/C, shower cubicle with fully tiled surround, wall mounted shower and controls with shower attachment, glass shower screen, vanity hand wash basin, tiled walls, wall mounted heated towel rail, extractor fan, tiled flooring.

## First Floor

### Landing

Side aspect double glazed window, coved ceiling, laminate flooring, stairs to loft room.

### Bedroom One

13' 8" max x 12' 8" max (4.17m x 3.86m) Front aspect double glazed window, coved ceiling, radiator, power points, range of fitted wardrobes, carpeted flooring.

### Bedroom Two

12' 8" x 10' 9" (3.86m x 3.28m) Rear aspect double glazed window, range of fitted wardrobes, radiator power points, carpeted flooring.

### Bedroom Three

8' 3" x 7' 10" (2.51m x 2.39m) Front aspect double glazed window, coved ceiling, range of fitted wardrobes and dressing table, radiator, power points, carpeted flooring.

### Bathroom

7' 6" x 6' 7" (2.29m x 2.01m) Front aspect frosted double glazed window, low level W/C, vanity hand wash basin, panel enclosed bath with mixer tap and shower attachment, coved ceiling, extractor fan, tiled walls.

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.

## Second Floor

### Loft Room

19' 10" x 16' 4" (6.05m x 4.98m) Rear aspect 'Velux' window, radiator, power points, laminate flooring.

## Outside

### Front Garden

Off street parking via own driveway, side access to rear garden and garage via shared driveway, side aspect double gates to rear garden, vehicle access to garage.

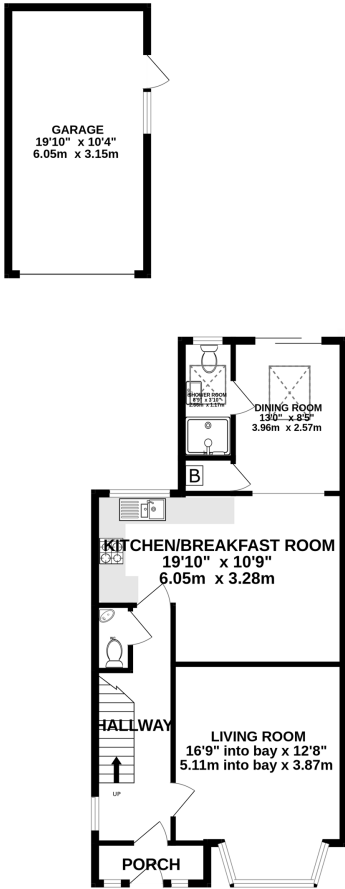
### Rear Garden

Patio leading to laid lawn, access to garage, side access to shared driveway and front garden via double gates, outside tap, security light, fence enclosed.

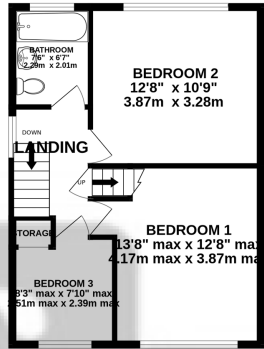
### Detached Garage

19' 10" x 10' 4" (6.05m x 3.15m) Detached single garage with vehicle access via shared driveway via double gates, up and over door, side aspect door, side aspect window, lighting.

GROUND FLOOR  
888 sq.ft. (80.6 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



2ND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 1655 sq.ft. (153.8 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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