



Islip Gardens, Northolt

Guide Price £585,000

Carter Jonas

LITTLE FOXES 37 ISLIP GARDENS NORTHOLT UB5 5BY

Entrance Hall · Sitting room · Family room · Kitchen
Three bedrooms · Two bathrooms · Parking · Garden

DESCRIPTION

Reception hall with range of cupboards, leading to spacious sitting room which is open plan into a family room with doors opening onto rear garden. Kitchen with range of cabinets.

Two double bedrooms, one with fitted bedroom furniture. Bedroom three has fitted wardrobes and a kitchenette area with cabinets and a sink. There is a wet room off. Family bathroom with shower cubicle, wash basin and toilet.

The frontage provides off road parking with a block paved driveway. The rear has a mature garden with lawn, borders and garden shed.

LOCATION

A40 Junction – 0.5 miles
M40/M25 Junction 16 – 7 miles
Northolt underground station – 1 mile
All times and distances approximate

**SEMI-DETACHED BUNGALOW, EXTENDED TO OFFER THREE BEDROOMS,
TWO RECEPTION ROOMS AND TWO BATHROOMS. PARKING AND
MATURE GARDEN WITHIN CUL-DE-SAC LOCATION WITH EXCELLENT
COMMUTER LINKS**



ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas
T: 01865 511444

Directions: <https://w3w.co/dwell.snail.snows>

EPC Rating: D
Local Authority: Ealing Council
Council Tax: Band D

To check broadband and mobile availability in the area visit <https://checker.ofcom.org.uk/>

AGENTS NOTE

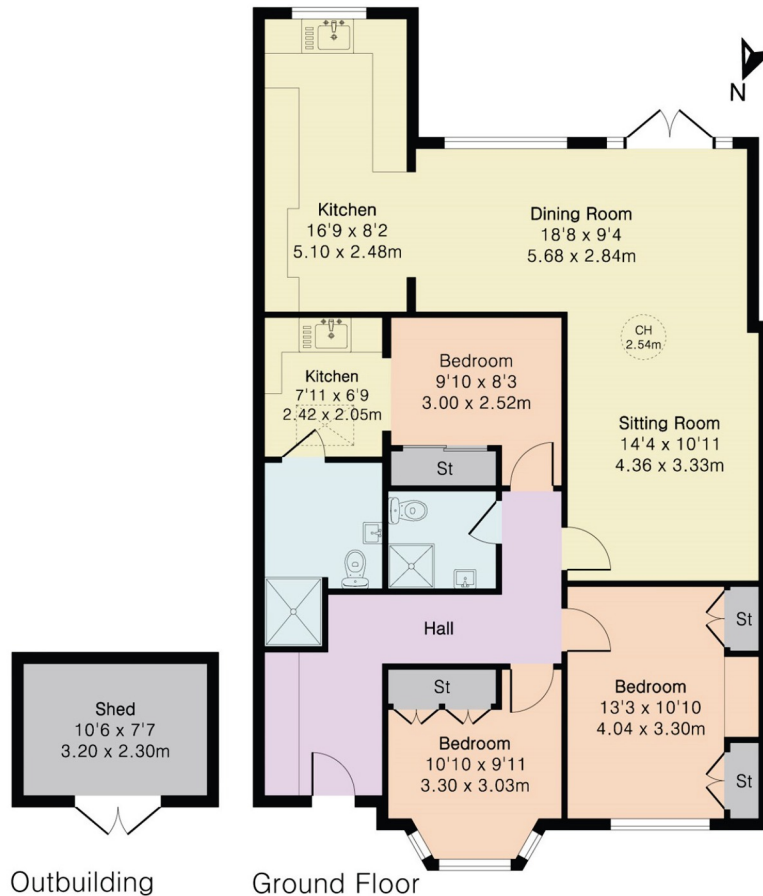
The property is being sold by the Secretary of State for Transport. It was acquired in connection with the HS2 project. The property is approximately 591m from the line.



Approximate Gross Internal Area 1216 sq ft - 113 sq m

Ground Floor Area 1137 sq ft – 106 sq m

Outbuilding Area 79 sq ft – 7 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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