 **3**  
Bedrooms

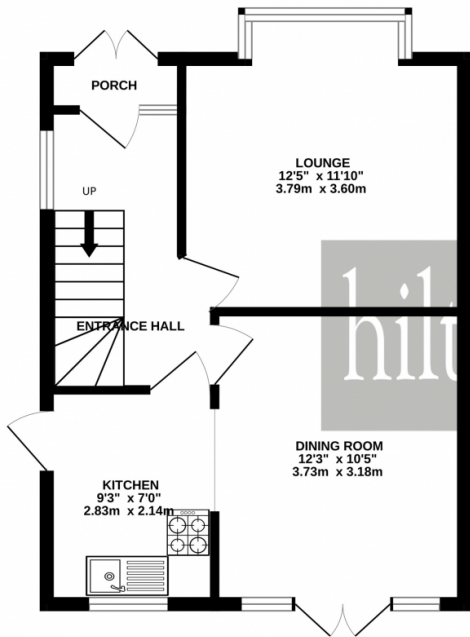
 **1**  
Bathroom



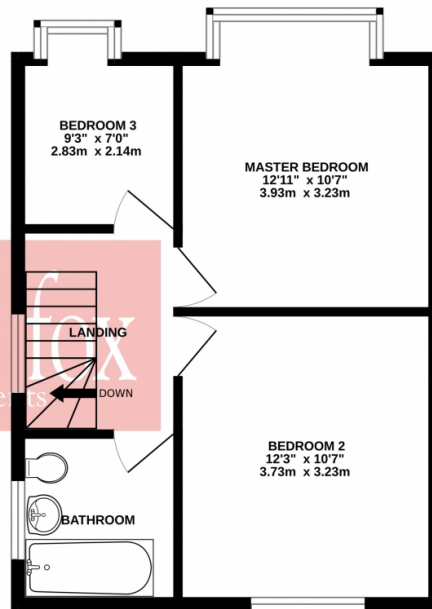


Offered with no further chain and newly refurbished throughout is this Three Bedroom, Two Reception semi-detached family home. To the ground floor you will find a lounge, dining room with a partly open plan kitchen. To the first floor all three bedrooms and the family bathroom. Externally to the front there is a garden which is mainly laid to lawn with flower borders and to the rear a private family garden.

GROUND FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Petts Hill, Northolt, Middlesex UB5







Alexandra Park

Medivet South Harrow

Harrow Borough Football Club

PAAM FOOD & WINE

Northolt Park

NORTHOLT PARK

A312

Northolt Park Children's Centre

Petts Hill Primary School

The Greenwood Hotel - JD Wetherspoon

alBeirut Lebanese Cuisine & Bakery

Cafe Express

Newcastle Court

Prestige Bin Cleaning

Saint Barnabas Church

Maja Polish Deli

Northolt Leisure Centre