



RUSSELL ROAD, NORTHOLT, MIDDLESEX, UB5 4QR

£625,000



A stylish, double fronted three bedroom detached family home, unique in design and layout, constructed in 2017 to a first class standard. Presented with fresh, contemporary interiors, the property is offered for sale chain free.

The interior layout space has been planned to create optimum space and is characterised by generous living areas and a sizeable floorplan of 1108 sq.ft. Fresh, neutral décor and high quality flooring and fixtures are in abundance.

The accommodation comprises:

Entrance hallway, leading through to a bay fronted living room with patio doors to the rear patio garden. A real feature of the property is the impressive kitchen / diner, which is extensively fitted with a range of streamlined units and integrated appliances. Completing the ground floor is a luxury shower room, neatly finished with tiled walls and flooring.

To first floor, the spacious landing leads through to three double bedrooms and a high-end contemporary bathroom, with tiled walls and flooring providing a neat finish.

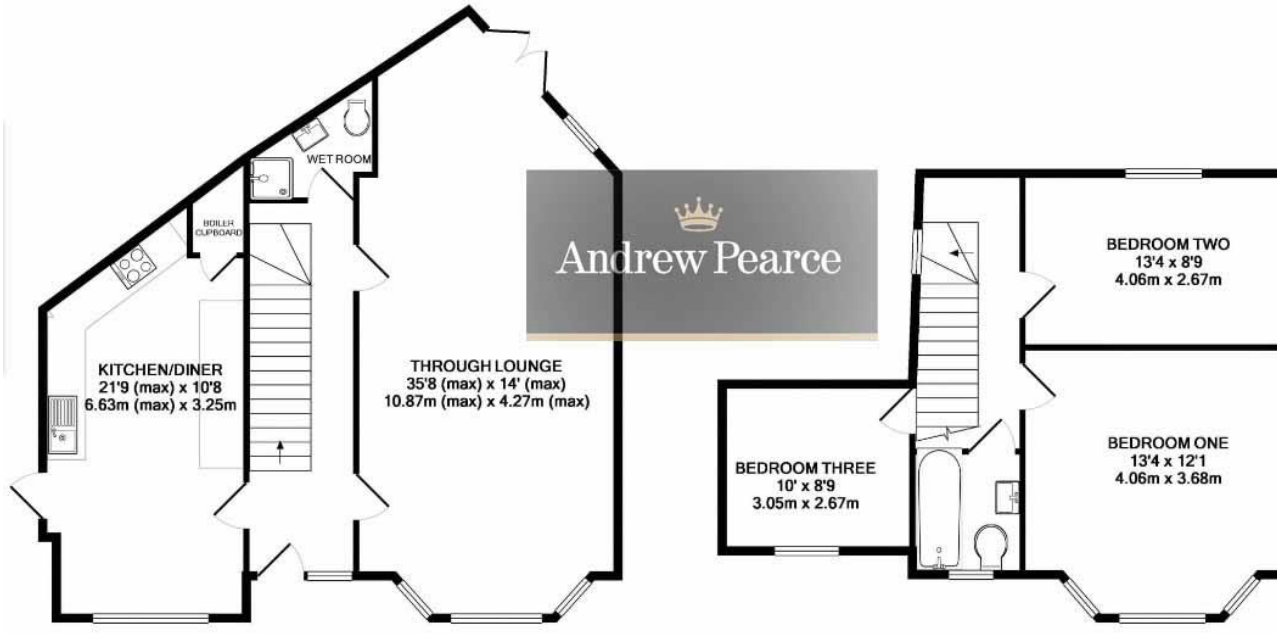
Outside, the large frontage features a block paved driveway, providing off street parking for up to four cars.

To the rear, the low maintenance patio garden is laid with artificial lawn. A further south-west facing lawned garden to the side with high hedgerow boundaries provides secluded outside space.

Russell road is situated off Wood End Lane, within walking distance of Northolt Park station. Local schools include Petts Hill and Wood End Primaries and Northolt High.

Chain free sale.






Andrew Pearce

GROUND FLOOR
APPROX. FLOOR
AREA 761 SQ.FT.
(70.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 537 SQ.FT.
(49.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1298 SQ.FT. (120.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

