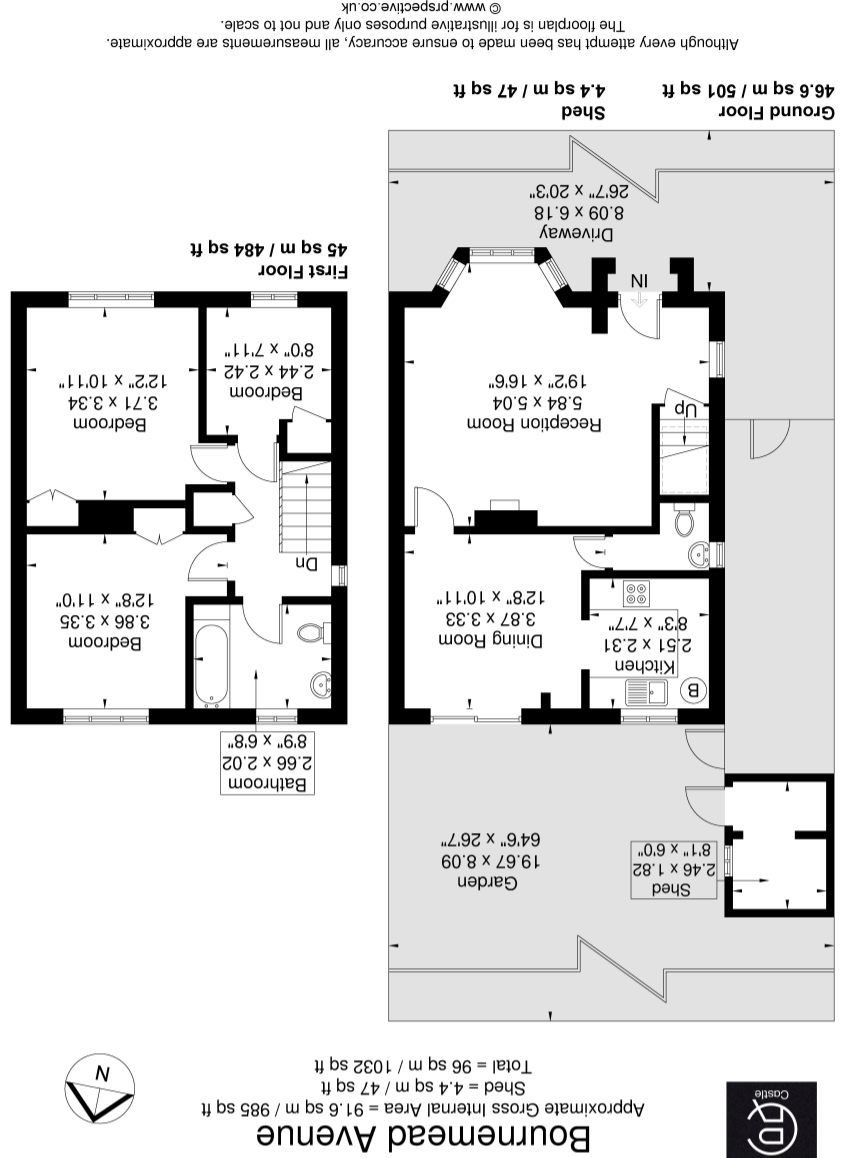


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	79
Potential	59



69 Bournemead Avenue, Northolt, Greater London. UB5 6PX.

£550,000

Three bed semi-detached family home located in a peaceful road, backing onto lovely fields and parkland. The property comes with a plethora of benefits but to name but a few, there is off street parking for two cars and a sizeable rear garden with patio and a brick built large shed with power, inside is a spacious reception room, dining room opening onto the kitchen with French doors to garden, downstairs WC. All presented with wood floors and numerous features like exposed beams and brickwork. Upstairs has 2 generous double bedrooms and a single bedroom all with fitted storage, large family bathroom.

Bournemead Avenue 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. There are primary and secondary schools nearby as well as a selection of parks and local shops. The property is well located to Northolt leisure centre which offers a great swimming pool and gym. The newly developed Leisure complex at South Ruislip is nearby and offers a selection of restaurants, some shops and a cinema.

Reception

19' 2" x 16' 6" (5.84m x 5.03m) Front aspect double glazed window with shutters, laminate floor, two radiators, under stairs cupboard

Dining Rom

12' 8" x 10' 11" (3.86m x 3.33m) Rear aspect double glazed French doors to garden, radiator laminate floor, doors to kitchen

Kitchen

8' 3" x 7' 7" (2.51m x 2.31m) Rear aspect double glazed window, range of eye and base level units with stainless single drainer, plumbing and space for washing machine and dishwasher, gas hob with oven under and extractor hood over

Downstairs WC

Side aspect double glazed window, wall mounted wash hand basin, low level WC

Bedroom One

12' 2" x 10' 11" (3.71m x 3.33m) Front aspect double glazed windows with shutters, radiator, fitted wardrobe, laminate floor

Bedroom Two

12' 8" x 10' 11" (3.86m x 3.33m) Rear aspect double glazed windows, radiator, fitted wardrobe, laminate floor

Bedroom Three

Front aspect double glazed windows, radiator, fitted wardrobe, laminate floor

Bathroom

Front aspect double glazed windows, panel enclosed bathtub with shower, pedestal wash hand basin, low level WC, radiator, spot lights

Garden

Patio area leading onto lawn with two sheds, flower bed borders, outside tap
Large brick built shed with power

