



2 bed semi-detached bungalow to buy in UB5

Rabournmead Drive, Northolt, Middlesex , UB5 6YJ

£340,000 Starting Bid

🏠 x2 🚗 x1 🚻 x1

Tenure

Freehold

Property features

- ✓ Two Bedroom Semi Detached Bungalow
- ✓ Private Rear Garden
- ✓ Off Street Parking
- ✓ Fitted Kitchen
- ✓ EPC Rating D

Driveway parking

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

NO UPPER CHAIN. We are delighted to present to the market this well presented two bedroom semi detached bungalow set on this ever popular development. The property includes: two bedrooms, modern bathroom suite, kitchen, and living/dining room. The property benefits include: electric heating, double glazing, good size private rear garden and off street parking for three vehicles.

Rabournmead Drive is situated within walking distance to both Northolt and South Ruislip's amenities which include local shops, eateries, bus and rail links (Central Line). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.

Entrance Hall - Side aspect entrance door, laminate effect flooring, storage cupboard x 2, hatch to loft space, doors to:

Living Room - Front aspect double glazed window, laminate effect flooring, electric storage heater.

Kitchen - Rear aspect double glazed window, laminate effect flooring, part tiled walls, a range of base and eye level units, stainless steel sink with drainer, space for appliances, integrated oven, rear aspect door to rear garden.

Bedroom One - Rear aspect double glazed window, electric storage heater.

Bedroom Two - Front aspect double glazed window, laminate effect flooring with under floor heating, electric storage heater.

Bathroom - Laminate effect flooring, tiled walls, panel enclosed bath with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, downlighting.

Front - Off street parking for two vehicles.

Rear Garden - Patio area, mainly laid to lawn, panel enclosed fence, garden shed x 1, parking space there is one allocated space - we recommend you verify this with your solicitor.

Council Tax - London Borough of Hillingdon - Band C - £1,735.45

We recommend your solicitor verifies this before exchange of contracts.

Distance To Stations - South Ruislip (0.7 Miles) - Central and Chiltern Line
Northolt (0.8 Miles) Centrsl line

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £340,000

Property Type: Semi-detached Bungalow

Parking: Driveway

Year built: 1988

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

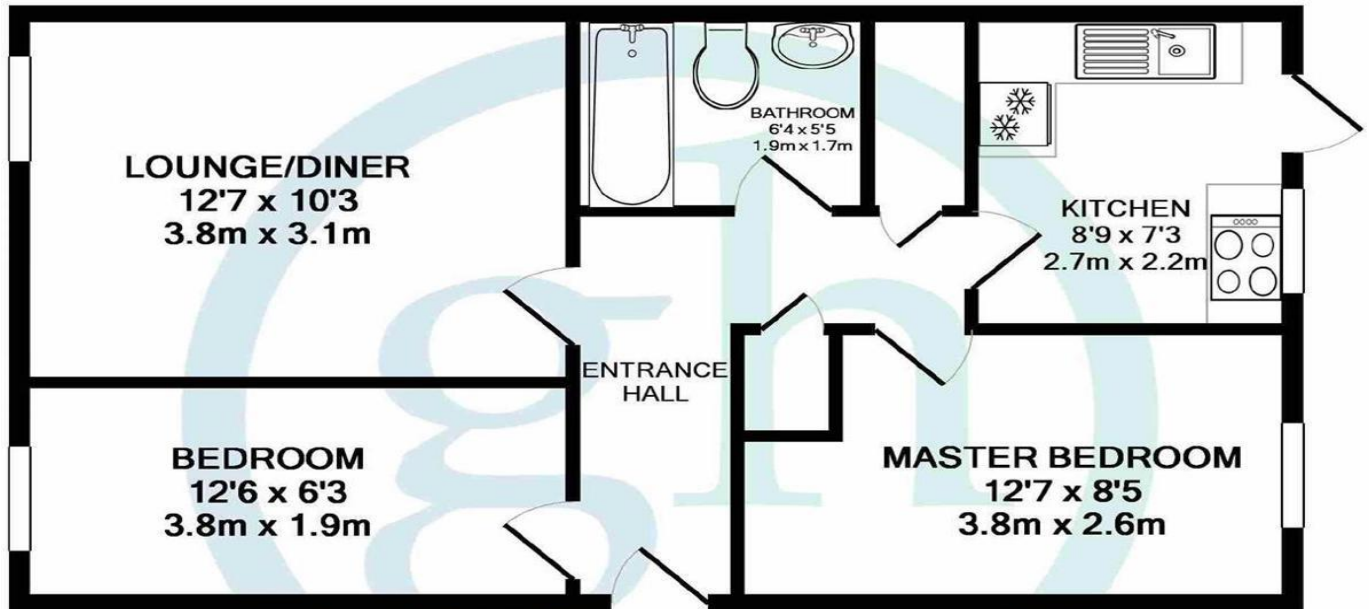
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



TOTAL APPROX. FLOOR AREA 482 SQ.FT. (44.8 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		92
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Rabournmead Drive, Northolt, Middlesex , UB5 6YJ

Contact your local branch today for more information on this property:

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 london@pattinson.co.uk, www.pattinson.co.uk**

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