



## Whitton Avenue West, UB5

**£525,000**

Extended spacious four-bedroom family home offering over 1,050 sq. Ft. Of accommodation, two reception rooms, a generous kitchen and a private rear garden.

The ground floor comprises a front reception room with bay window, a separate dining room and a large kitchen to the rear with direct access onto the garden. There is also a ground floor bathroom and separate W.C.

Upstairs, there are four bedrooms, including two good-sized doubles, a further single bedroom and an additional bedroom/study. The property would benefit from some cosmetic updating in parts, but offers excellent space and potential for a growing family.

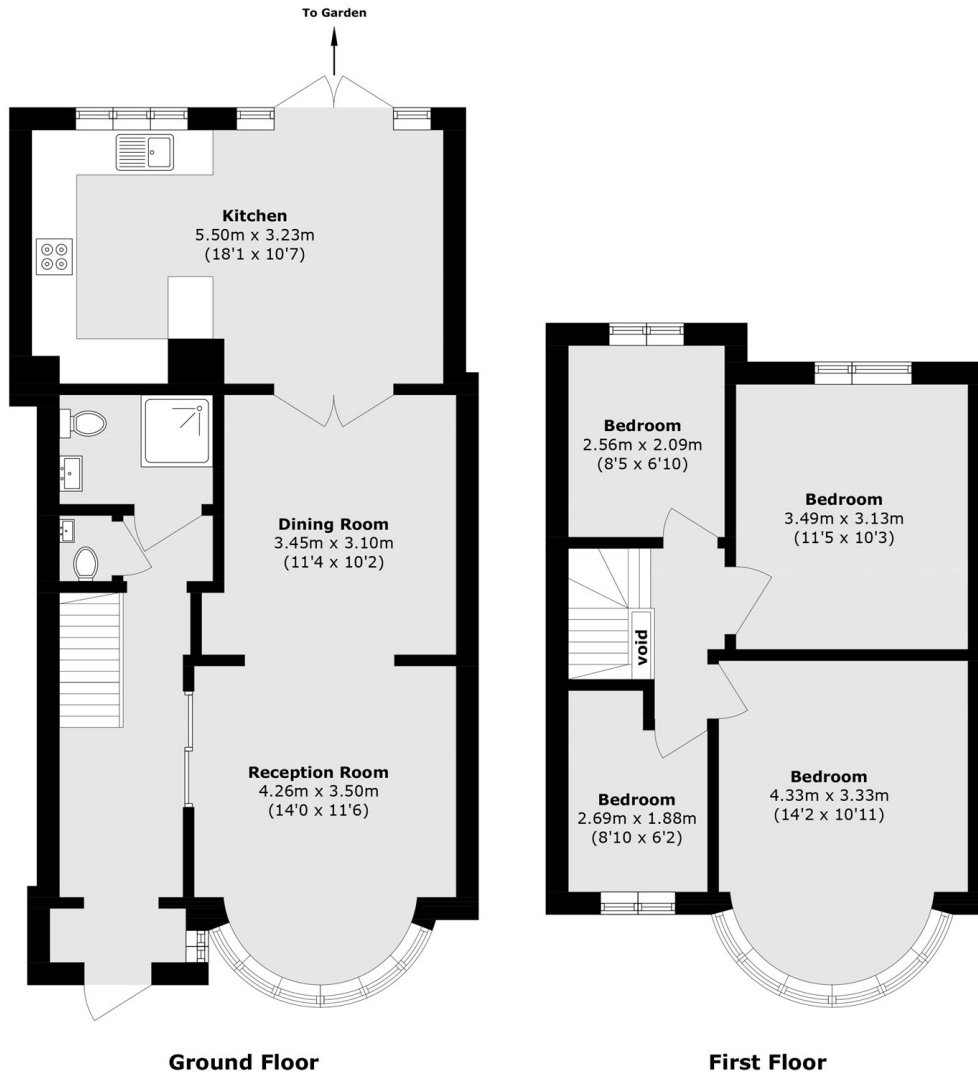
Externally, there is a front garden and a private rear garden with paved patio area, providing useful outside space for entertaining and family use.



Whitton Avenue West is a well-connected residential location in Northolt, convenient for local shops, schools and bus routes, with access to both Northolt and Greenford transport links. The property is also well placed for road connections including the A40, providing routes towards London and the surrounding areas.

- Four Bedrooms • Two Receptions • Large Kitchen •
- Private Garden • 1,059 Sq. Ft •





Total area (approx.): 98.4 sq. m (1059.2 sq. ft)  
(Excluding Void)

David Conway  
020 8422 5222

Energy Rating: D We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.