

Harvey Road

Northolt • Middlesex • UB5 6QX

Guide Price: £525,000



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SEMI DETACHED HOUSE | TWO BEDROOMS | VERY QUIET ROAD

A spacious two-bedroom semi-detached house situated on Harvey Road, Northolt, ideally positioned between South Ruislip and Northolt and within the London Borough of Hillingdon. The property offers well-proportioned accommodation approaching 940 sq ft, together with a generous garage. The ground floor comprises an entrance hall, a particularly spacious 20'6" living room, separate dining room and a large kitchen measuring approximately 22'11" in length, providing excellent potential for modernisation and further improvement. To the first floor are two well-sized bedrooms, with the principal bedroom, alongside a family bathroom and landing area. Externally, the property benefits from a substantial garage providing excellent storage or parking facilities, while the location offers convenient access to the amenities and transport links of both South Ruislip and Northolt. South Ruislip Underground and National Rail station is within easy reach, providing access towards Central London, while the A40 and wider road network are also readily accessible. The property falls within Hillingdon Borough, with Harvey Road itself located in the South Ruislip ward.

SEMI DETACHED HOUSE

TWO BEDROOMS

FAMILY BATHROOM

EXTENDED TO THE REAR

GENEROUS LIVING ROOM

QUIET CUL-DE-SAC

OFF STREET PARKING

PRIVATE GARDEN

GARAGE

939 SQ.FT. TOTAL

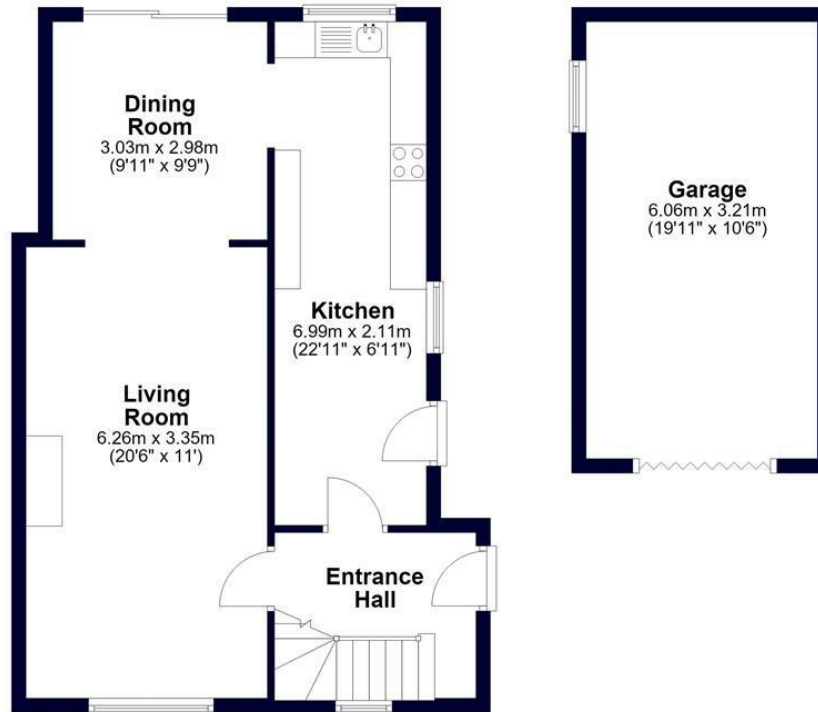
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Ground Floor

Approx. 52.6 sq. metres (565.9 sq. feet)
(excluding Garage)



First Floor

Approx. 34.7 sq. metres (373.2 sq. feet)



Total area: approx. 87.2 sq. metres (939.1 sq. feet)

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Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.