



£530,000 Freehold

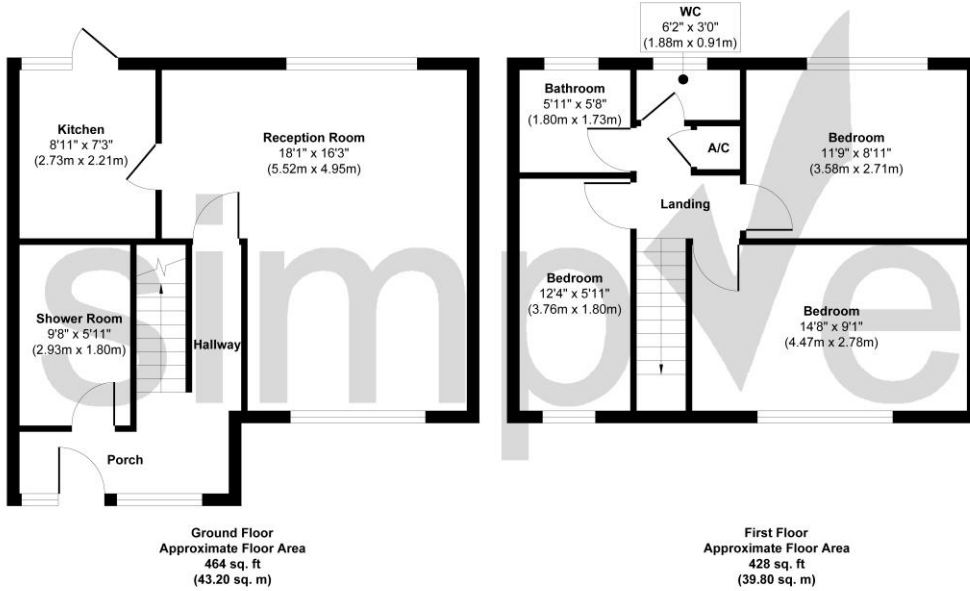
Vanbrough Crescent, Northolt, UB5

GREAT HOME! Simple Estate Agents are delighted to offer to the market this beautifully presented three-bedroom house located on a quiet road in Northolt. The Property benefits from off street parking, though lounge, 2 bathroom/shower rooms, artificial turf in rear garden and large bedrooms. The property is in a quiet road close to bus stops and local shops. Call to book in a viewing...

t. 020 8573 4663 f. 020 8561 2606 w. www.simpleEA.com e. info@simpleEA.com

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Directions

UB3 3ES Coldharbour Ln, Hayes Continue to Coldharbour Ln 28 s (266 ft) Take Yeadon Ln to Old Ruislip Rd in Northolt 9 min (2.3 mi) Take Thorndike Ave to Vanbrough Cres 2 min (0.4 mi) UB5 5JP Vanbrough Cres, Northolt

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	79
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.