



## Rushdene Close, Northolt, UB5 6NR

- Three Spacious Bedrooms
- Good Condition Throughout
- Quiet Cul De Sac
- Front & Rear Gardens
- Great First Time Purchase

- Terraced Home
- Great Potential to Extend (STPP)
- Open Plan Living Room
- Double Glazed & Gas Central Heating (New Boiler Fitted Nov 2024)
- EPC Rating C

**£490,000**





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Situated in a quiet cul de sac in Northolt is this well presented and spacious, three bedroom link terraced house being offered for sale on Rushdene Close. The property would suit first time buyers looking to get onto the property ladder and offers great potential to extend subject to planning permission.

The property comprises entrance porch, open plan living area incorporating lounge and dining area, modern fitted kitchen, three good sized bedrooms, modern bathroom and separate wc. Outside, the property has private front and rear gardens which incorporating part patio and part lawn with two additional storage units. The property also benefits from gas central heating with a newly installed boiler in November 2024 along with double glazing throughout.

Rushdene Close is situated in Northolt and is within close proximity to local amenities, bus links and schools. You are a short drive from Yeading Lane, White Heart Roundabout and the A40/A312 dual carriageway links which provide further access to Heathrow and surrounding areas.





## Rushdene Close, Northolt, UB5 6NR





**KITCHEN**  
10'10" x 8'7"  
3.29m x 2.62m

**LIVING/DINING ROOM**  
24'2" x 12'0"  
7.36m x 3.66m

**HALL**

UP


The floor plan shows a rectangular layout. At the top left is a bathroom with a toilet, sink, and bathtub. To its right is a large bedroom labeled 'BEDROOM 2' with dimensions '14'6" x 12'0"' and '4.41m x 3.66m'. Below the bathroom is a 'LANDING' with a 'DOWN' arrow pointing to a staircase. To the right of the landing is a hallway that leads to 'BEDROOM 1' (13'0" x 11'9", 3.95m x 3.57m) and 'BEDROOM 3' (9'7" x 8'0", 2.92m x 2.43m). A small shaded rectangular area is located in the hallway between the two bedrooms at the bottom.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		69	
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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