



Cranberry Close, Northolt, UB5 5PS

- Ground floor maisonette
- Garden Room
- Modern kitchen breakfast room
- Cul-de-sac location
- Two double bedrooms
- Off street parking
- Very well presented
- Large private garden

Asking Price £375,000

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Description

Offered for sale with no upper chain, this superb property boasts generously proportioned and beautifully presented accommodation throughout. With its spacious layout, the apartment offers a comfortable and versatile living environment, set in a private yet convenient location.

Accommodation

The accommodation briefly comprises a spacious reception room featuring a large front-aspect double-glazed window, an exposed brick fireplace, laminate wood flooring, and built-in storage cupboards. The modern kitchen is well-equipped with a good range of storage units and drawers, ample work surface space, and a central island. There is space for a range cooker with an extractor hood above, additional appliance space, a tiled floor, and double-glazed patio doors leading into the garden room.

The primary bedroom benefits from built-in wardrobes and laminate wood flooring. Bedroom two is also a well-proportioned double room, featuring built-in storage, laminate wood flooring, and double-glazed patio doors that overlook and open onto the rear garden. The bathroom includes an enclosed bath, wash basin, WC, tiled walls, and a rear-aspect double-glazed window.

Outside

To the rear of the property is a superb, generously sized garden, mainly laid to lawn with a patio area—perfect for outdoor dining and relaxation. A spacious garden room, ideal for both entertaining and unwinding, opens directly into the kitchen, creating a seamless indoor-outdoor connection. The garden also benefits from two useful storage sheds.

At the front, a private driveway provides off-street parking for two vehicles.

Situation

The property is positioned in a pleasant cul-de-sac in this sought after location in Northolt with the Central line tube station within easy reach, taking you to central London in 30 minutes. There are local shopping facilities and attractive parks a short walk away and well regarded schools in close proximity.

For the motorist the A40 is a short drive away giving access to London and the M25.

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough of Ealing

Council tax band: C

EPC rating: D

Lease term: approximately 86 years remaining

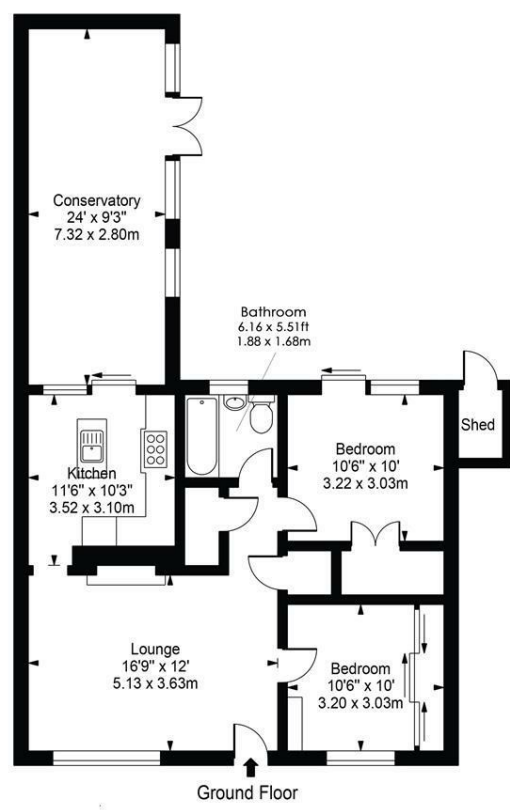
Service charge: approximately £570 per annum

Ground rent: approximately £10 per annum

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

Approx. Gross Internal Area 894 Sq Ft - 83.05 Sq M
(Excluding Shed)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.
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