



**.25 Arliss Way  
Northolt, UB5 5JT**

**Asking Price £550,000**

We are pleased to present this 3 bedroom family house located in a quiet cut de sac. The property has been completely renovated, the property boasts a fully fitted downstairs bathroom with corner bath with under floor heating, modern kitchen with built in over and hob. The first floor boasts 3 bedrooms and a modern shower room. There is Off street parking to the front for 2 cars and a private rear garden.

## .25 Arliss Way, Northolt, UB5 5JT

Double glazed front door to

### Entrance Porch

Double glazed window to front, radiator, stairs to first floor, landing, door to

### Entrance Hall

Wood flooring , under stairs storage, radiator, doors to

### Reception 1

11'10" x 8'10" (3.62 x 2.70)

Double glazed window to front, radiator, wood floors, PowerPoint, inset ceiling spotlights

### Reception 2

16'3" x 8'11" (4.96 x 2.73)

Double glazed windows to rear, radiator, wood flooring, PowerPoint, doors two

### Kitchen

8'11" x 7'3" (2.72 x 2.21)

Modern range of eye and base level storage units, roll edge work surfaces, 4 ring gas hob with overhead extractor hood, single bowl, sink with mixer taps, built-in electric oven, wood flooring, radiator, PowerPoint, tiled splash backs, double glazed window and door rear garden

### Downstairs Bathroom

9'4" x 5'8" (2.85 x 1.75)

Four piece sweet comprising of panel, enclosed corner jacuzzi bath With separate shower attachment, close couple WC, b-day, wash, hand basin, fully tiled floors with under floor heating, fully tiled walls, built in storage.

### Stairs to First Floor

Built-in cupboard, housing, hot water tank,

### Bedroom 1

14'9" x 9'1" (4.52 x 2.77)

Double glazed window to front with fitted shutters, wood flooring, radiator, PowerPoint.

### Bedroom 2

11'9" x 8'11" (3.59 x 2.73)

Double blade windows, or rear with fitted shutters, radiator, PowerPoint, wood flooring

### Bedroom 3 / Upstairs Kitchen

12'4" x 5'9" (3.77 x 1.77)

Double glazed window to front, range of eye and base level storage units with roll edge, work surfaces, insert for ring Gas, hob with overhead extractor, hook, space and plumbing for washing machine, space or fridge, freezer, laminate floor, radiator, PowerPoint

### Shower Room

Fully tiled, shower cubicle with sliding doors, wall mounted wash, hand basin, wood floor, radiator, tiled splash backs, double glazed window to rear, inset ceiling spotlights

### Separate WC

Close couple WC, wood floor, double glazed window to rear.

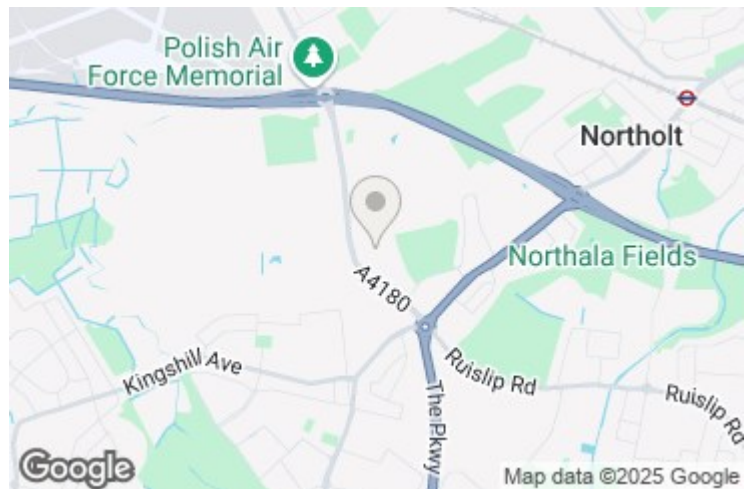
### Outside

### Front

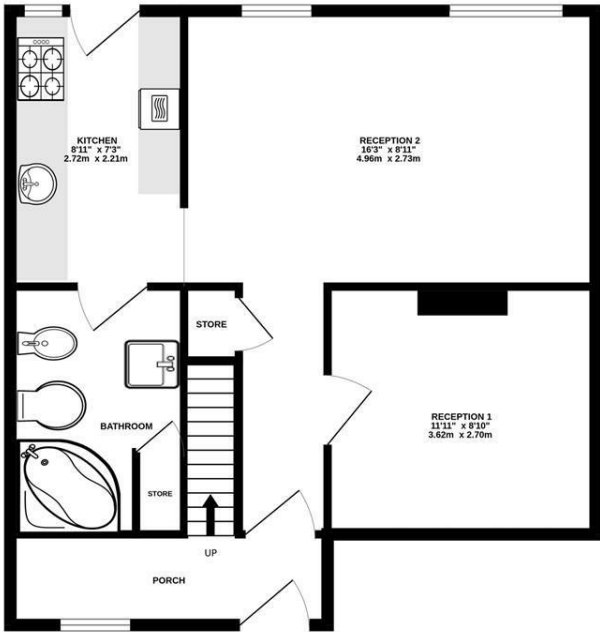
Brick driveway, providing offstreet parking for two cars, flower borders

### Rear

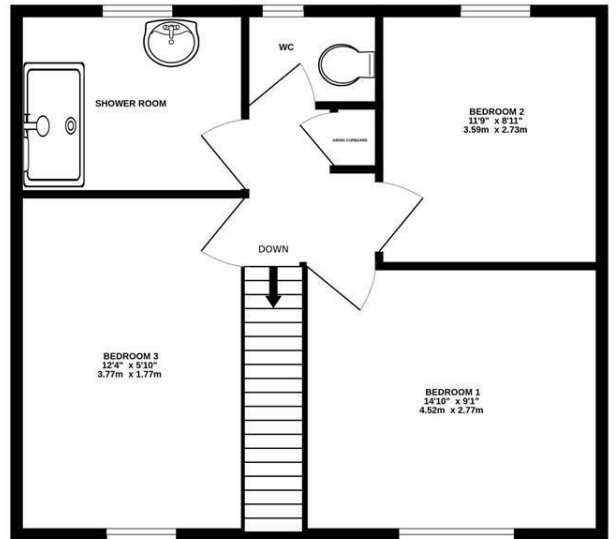
Fully enclosed rear garden outstanding for shed, raised flower beds with remote control lighting



**GROUND FLOOR**  
501 sq.ft. (46.5 sq.m.) approx.



**1ST FLOOR**  
466 sq.ft. (43.3 sq.m.) approx.



**TOTAL FLOOR AREA : 967 sq.ft. (89.8 sq.m.) approx.**

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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