



**ARMFORD  
ESTATES**



ASKING PRICE

**£595,000**

**Vanbrough Crescent**

Northolt, UB5 5JP

## PROPERTY SUMMARY

Nestled in the charming area of Vanbrough Crescent, Northolt, this delightful terraced house offers a perfect blend of comfort and convenience. Spanning an impressive 1014 square feet, the property boasts two spacious reception rooms one with open plan kitchen, ideal for both relaxation and entertaining guests. The four well-proportioned bedrooms provide ample space for a growing family or those seeking extra room for guests or a home office.

Constructed in approx. 1960, this home retains a sense of character while offering the potential for modernisation to suit your personal taste. The single bathroom is conveniently located, ensuring ease of access for all residents.

The property includes parking for one car, a valuable feature in this bustling area. The location itself is well-connected, providing easy access to local amenities, schools, and transport links, making it an ideal choice for families and commuters alike.

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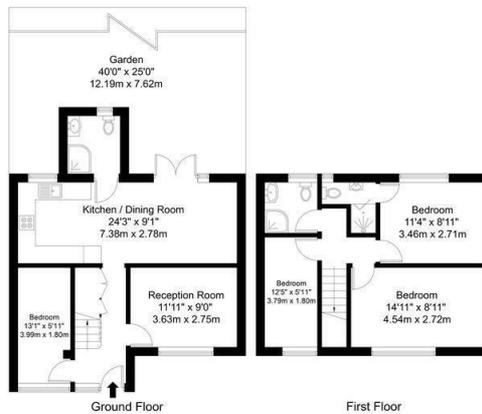
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Vanbrough Crescent, Northolt, Middlesex, UB5  
 Total Gross Internal Area = 94.2 sq m / 1014 sq ft  
 All Measurements are approximate and for identification guideline purposes only, not to scale.  
 Compliant with the RICS code of measuring practice.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPC RATING: C    COUNCIL TAX BAND: D**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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