

Friendship Walk, Northolt, UB5 6EY  
£530,000







Friendship Walk, Northolt, UB5 6EY

**£530,000**

- Four Bedrooms
- Downstairs W/c
- Private Rear Garden
- Great Condition Throughout
- Free Street Parking
- Freehold
- South Facing Garden
- Excellent Transport Links
- Integrated Storage
- 1018 Sq Ft



## Description

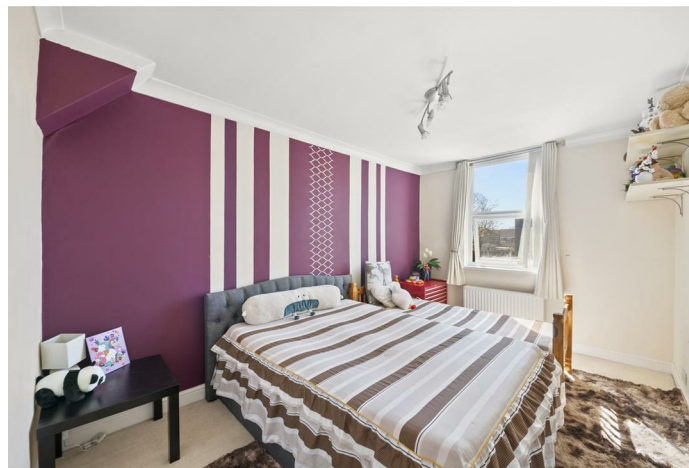
With its desirable location and thoughtful layout, this property is a must-see for anyone seeking a comfortable and inviting home. Comprising of a bright and airy reception and dining room, featuring an attractive fireplace that adds a touch of warmth and character to the space. The ground floor also boasts a versatile bedroom or office and a well appointed fitted kitchen which gives access to the rear.

Venturing to the first floor, you will find a family bathroom alongside three generous bedrooms, each offering ample space and natural light.

The rear boasts a stunning private garden, predominantly laid to lawn, making it perfect for outside dining and entertaining.

## Situation

Friendship Walk a popular residential road close to a number of local amenities including Kingshill high street with its variety of local shops, cafes, bakery's, coffee shops and takeaways. A number of highly regarded schools in the local area including St Raphael's primary school and Barnhill Community high school recently rated outstanding. Northolt Underground Station and Hayes & Harlington station are both just a short distance away with its several bus and train links to Central London and the surrounding. There are also bus routes to Brunel University, Heathrow Airport, Uxbridge town Centre, Hounslow and Southall.





**Friendship Walk, UB5**  
 Approximate Area = 1018 sq ft / 94.6 sq m  
 For identification only - Not to scale

**Ground Floor**

**First Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

**ALLDAY & MILLER**  
 estate agents

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) 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>		89	<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</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 environmentally friendly - higher CO<sub>2</sub> emissions</i></p>		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.