

CHARTLEY AVENUE, NEASDEN, LONDON, NW2 7RA



EPC Rating: D

We are pleased to bring to the market this extended semi-detached 1930's built house offering spacious family accommodation and being ready to move into and having the benefit of a good sized rear garden with detached garage to the rear of the property (approached via a rear service road).

The property is located just off Cairnfield Avenue within a few yards of local shops and bus services at Neasden with the nearest Station being Neasden (Jubilee Line). Benefits include:-

- Ground floor rear extension providing large reception room/granny annexe
- Chain free sale
- Gas central heating
- Double glazed windows
- Three/four bedrooms
- Detached garage to rear of property
- Approximate 70' rear garden
- Gross internal floor area of 1,188 sq ft (110 sq m)

PRICE:Offers in the region of £750,000..... FREEHOLD

CHARTLEY AVENUE, NEASDEN, LONDON, NW2 7RA (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard. Wood flooring.

Through Lounge: 29'3" x 12'4" (8.91m x 3.76m). Double glazed bay window to front room. Feature fireplace front room. Wood flooring. Double glazed patio doors from rear leading to extension.

Study/Bedroom: 9'0" x 8'10" (2.75m x 2.70m). Door to:

Ensuite Shower Room/WC: Shower cubicle. Low level WC and wash hand basin.

Kitchen: 10'6" x 7'8" (3.21m x 2.33m). Fitted with a range of built-in cupboards and matching base cabinets with work surfaces above. Built-in gas hob with oven below. Sink unit. Plumbing for washing machine. Door to:

Utility Room: 8'2" x 4'0" (2.50m x 1.23m). Door to garden.

First Floor:

Bedroom 1 (front): 15'6" x 11'8" (4.72m x 3.55m). Built-in wardrobes. Double glazed window.

Bedroom 2 (rear): 13'0" x 11'8" (3.96m x 3.55m). Double glazed window.

Bedroom 3 (front): 9'0" x 7'0" (2.75m x 2.12m). Double glazed double aspect windows.

Shower Room/WC: 6'9" x 6'0" (2.07m x 1.82m). Shower cubicle, low level WC and wash hand basin. Cupboard with hot water tank.

Additional Separate WC:

Landing: Hatch to loft space (not inspected)

External Features: Front and rear gardens, the rear garden being some 70' in length maximum. Detached garage to rear of property (approached via a rear service road). Side pedestrian access.

PRICE: _____ Offers in the region of £750,000 _____ FREEHOLD

VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

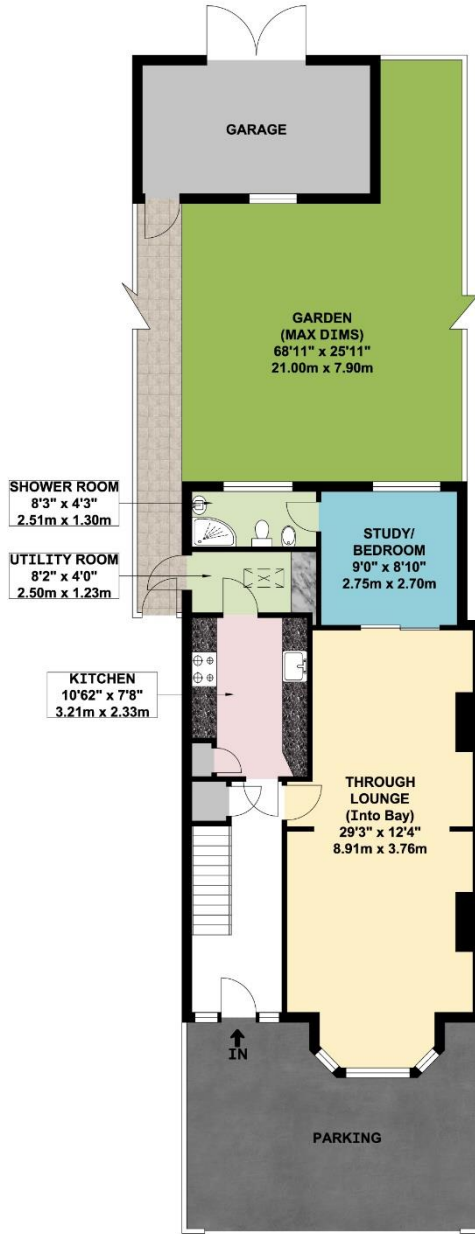
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

CHARTLEY AVENUE, NEASDEN, LONDON, NW2 7RA (CONTINUED)



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LONDON NW2**



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1188.33 SQ. FT / 110.40 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN 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. FLOOR PLANS ARE NOT DONE TO "SCALE".