

VILLAGE WAY, NEASDEN, LONDON, NW10 0LN



EPC Rating: D

We are pleased to be able to offer for sale this spacious semi-detached two storey 1930's built house which has the benefit of a large rear garden (measuring some 72') and therefore an extension to the ground floor of this property can be achieved without compromising the garden space (subject to any necessary local authority consents). There are no houses at the back of the rear garden and the land to the rear of the garden cannot be built on as it belongs to the railways.

The property is well positioned for easy access to Neasden shops with Neasden (Jubilee line) tube station being within half a mile radius maximum. Benefits include:-

- Gas central heating
- Double glazed windows
- 72' rear garden having a southerly aspect
- Side pedestrian access
- Off street parking to front for two vehicles
- Chain free sale
- Gross internal floor area of 1,067 sq ft (99 sq m) approximately

PRICE: £625,000FREEHOLD

VILLAGE WAY, NEASDEN, LONDON, NW10 0LN (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood laminate flooring. Under-stairs cupboard.

Lounge (front): 14'11" x 12'6" (4.6m x 3.8m). Double glazed window. Wood laminate flooring.

Dining Room (rear): 12'6" x 11'10" (3.8m x 3.6m). Double glazed French doors to rear garden. Feature fireplace.

Kitchen: 9'0" x 7'7" (2.7m x 2.3m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above. Fully tiled ceramic walls and flooring. Built-in gas hob with oven below and extractor hood above hob. Plumbing for dishwasher. Double glazed door to garden. Stainless steel sink unit with mixer tap. Wall mounted Vaillant gas central heating and hot water boiler. Double glazed window to side wall.

First Floor:

Bedroom 1 (front): 15'5" x 12'3" (4.7m x 3.7m). Double glazed bay window. Built-in wardrobes.

Bedroom 2 (rear): 12'6" x 12'3" (3.8m x 3.7m). Double glazed window. Built-in wardrobes.

Bedroom 3 (front): 8'4" x 7'7" (2.5m x 2.3m). Double glazed window.

Bathroom: 7'7" x 6'0" (2.3m x 1.8m). Corner bath with mixer tap and shower above bath. Pedestal wash hand basin with mixer tap. Fully ceramic tiled walls and flooring. Double glazed window.

Separate WC: With tiled flooring and walls.

Landing: Hatch to loft space (not inspected). Double glazed window to side wall.

External features: Off street parking to front garden for one vehicle. Side pedestrian access. Rear garden some 72' in length with paved patio and lawn.

PRICE: £625,000 **FREEHOLD**

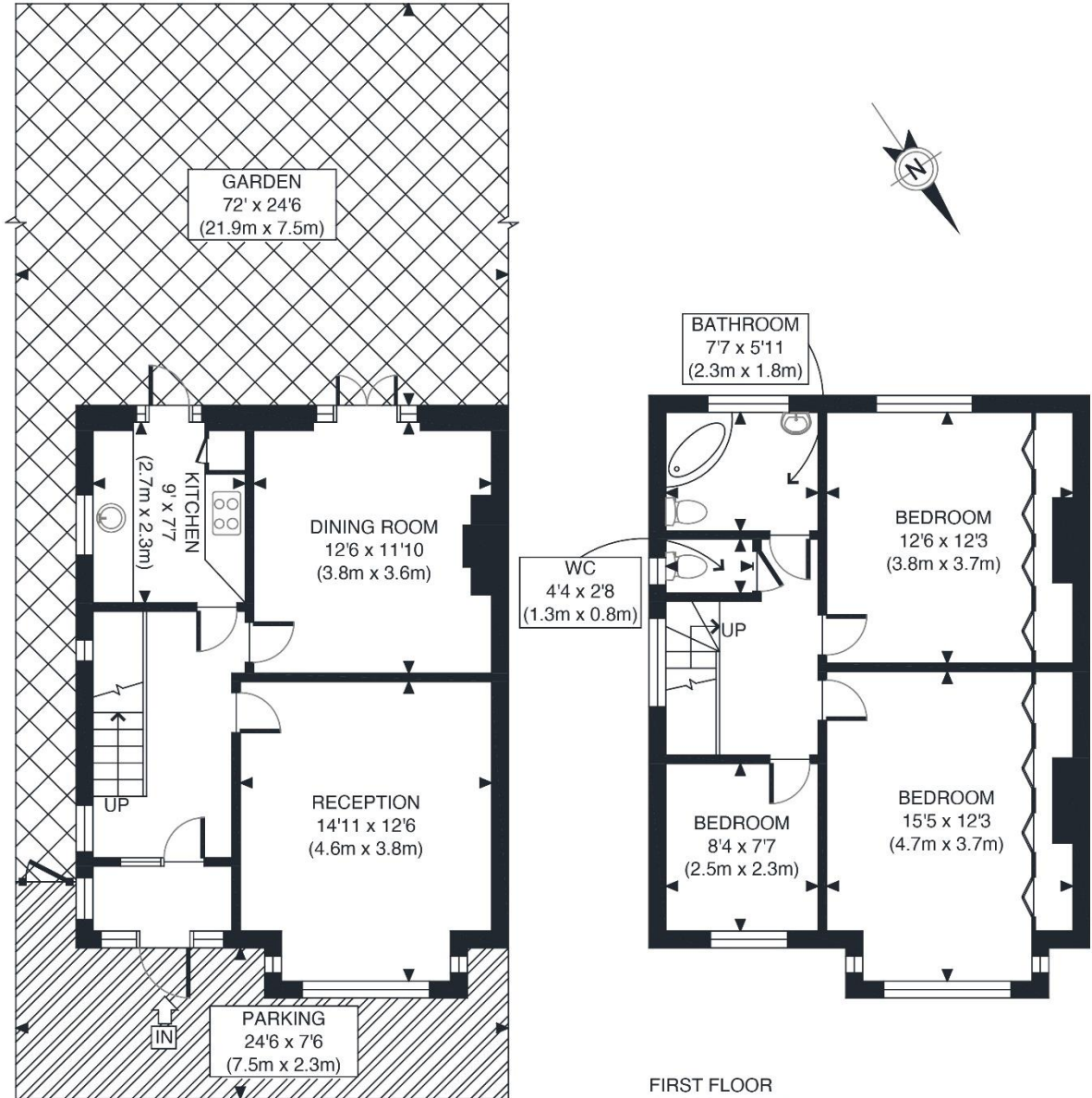
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 523 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 544 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA 1067 SQ FT / 99 SQM</p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>Village Way</p>
	<p>date 05/07/23</p>
	<p>photoplan </p>