

## SLOUGH LANE, KINGSBURY, NW9 8XL



EPC Rating: C

We are delighted to bring to the market this spacious semi-detached house offering good sized family accommodation. Slough Lane is the continuation of Salmon Street and the property is close to the junction with Lewgars Avenue. St Robert Southwell RC Primary School and Kingsbury Green Primary School are within a few yards of the property.

The nearest Station will be Kingsbury (Jubilee Line). Multiple shopping and bus services can be found at Kingsbury Road within a few hundred yards of the property. Benefits include:-

- Gas central heating
- Mostly double glazed windows
- Off street parking for 2 to 3 cars
- Three good sized bedrooms
- Spacious kitchen with integrated appliances
- Cavity wall construction which is insulated as well as the roof
- Space to the side of the property which could be used to extend the house (STPP)
- 64' approximate rear garden
- Gross internal floor area of 1,123 sq ft (104 sq m) approximately

**PRICE: ..... £775,000.....FREEHOLD**

**SLOUGH LANE, KINGSBURY, NW9 8XL (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs cupboard and additional floor to ceiling cupboard.

**Through Lounge:** 32'6" x 12'5" (9.91m x 3.78m). Front room with double glazed bay window and feature fireplace. Rear room with patio doors to rear garden.

**Kitchen:** 10'0" x 7'4" (3.03m x 2.24m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Built-in gas hob with oven below and extractor hood above hob. Plumbing for washing machine. Integrated fridge/freezer and dishwasher. Wall mounted gas boiler. Downlights to ceiling. Stainless steel sink unit. Door to garden.

**First Floor:**

**Bedroom 1 (front):** 16'4" x 11'1" (4.98m x 3.38m). Double glazed bay window.

**Bedroom 2 (rear):** 15'8" x 10'10" (4.77m x 3.30m). Built-in wardrobes. Double glazed window.

**Bedroom 3 (front):** 13'3" x 7'8" (4.05m x 2.33m). Wood block flooring. Double glazed window. Built-in wardrobe.

**Spacious Bathroom/WC:** 7'10" x 7'77" (2.40m x 2.31m). Fully tiled walls and flooring. Panelled bath with mixer tap and shower above bath with shower screen. Vanity wash hand basin with worktops to sides. Low level WC. Downlights to ceiling. Heated towel rail.

**Landing:** With hatch to loft space (not inspected)

**External features:** Off street parking to front garden for two to three vehicles. Side area which could be potentially used to extend the property further. Rear garden some 64' in length with garden shed.

**PRICE: £775,000 FREEHOLD**

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

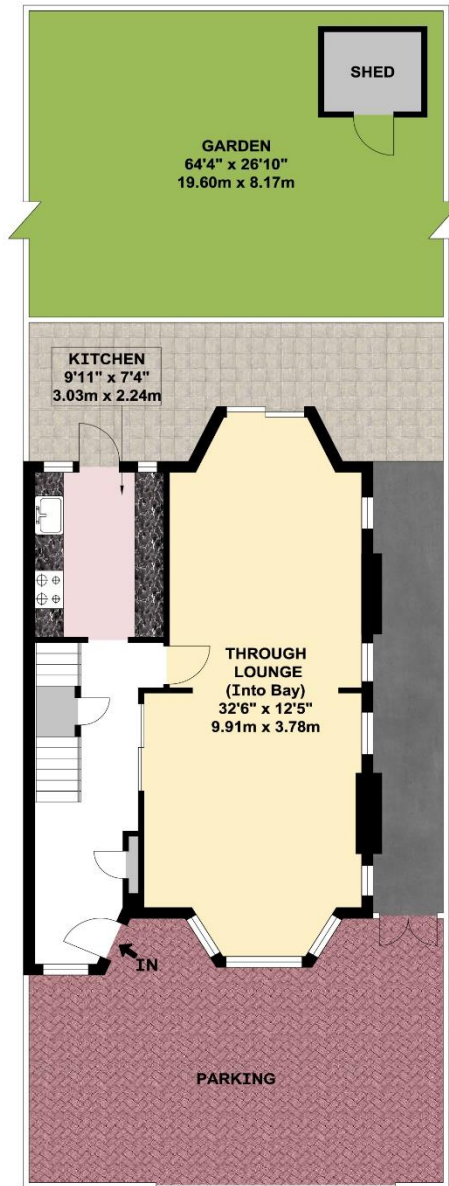
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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.

**SLOUGH LANE, KINGSBURY, NW9 8XL (CONTINUED)**

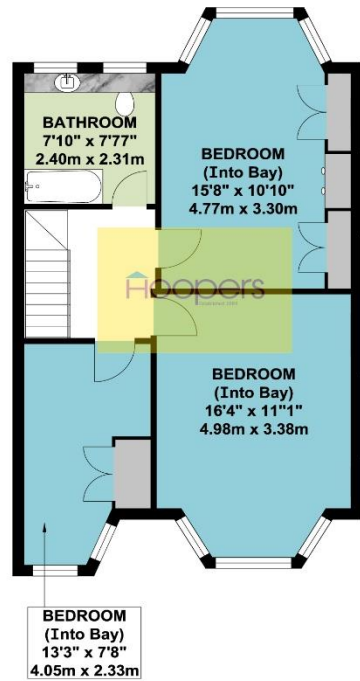


**SLOUGH LANE, KINGSBURY, NW9 8XL (CONTINUED)**

**SLOUGH LANE  
LONDON NW9**



**GROUND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1122.89 SQ. FT / 104.32 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".