

IVY ROAD, CRICKLEWOOD, LONDON, NW2 6SY



EPC Rating: E

A beautifully presented end terrace four bedroom Victorian house which has been extended and refurbished to a high standard and is situated on one of the sought after tree lined roads of Cricklewood and an internal viewing of the property is highly recommended to appreciate the features on offer.

- Four bedrooms
- First floor family bathroom and ground floor shower room/WC
- A beautiful family room incorporating kitchen with bi-folding doors opening onto a private rear garden
- Internal gross floor area of 1,429 sq ft (133 sq m) approximately
- The nearest stations are Cricklewood (overground trains) or Willesden Green (zone 2 Jubilee Line)
- The property is located within a quarter of a mile approximately of the 80 acres of Gladstone Park
- Brent Cross shopping complex is within three miles radius

PRICE:£900,000.....FREEHOLD

IVY ROAD, CRICKLEWOOD, LONDON, NW2 6SY (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:**Entrance Hall:**

Lounge (front): 14'0" x 13'4" (4.28m x 4.07m). Double glazed window. Wood flooring.

Bedroom 3: 12'0" x 10'9" (3.65m x 3.32m). Double glazed window.

Shower Room/WC: Shower unit. Wash hand basin and low level WC.

Kitchen/Diner: 25'0" x 11'3" (7.63m x 3.43m). Fitted with a range of eye level white wall mounted cabinets and matching base cabinets with work surfaces above. Integrated dishwasher. Sink unit. Bi-folding doors leading to private garden and additional door to side wall leading to side return.

First Floor:

Bedroom 1 (front): 17'3" x 13'9" (5.28m x 4.24m). Double glazed window.

Bedroom 2 (rear): 14'6" x 11'2" (4.46m x 3.42m). Double glazed window.

Bedroom 4 (middle): 11'9" x 10'9" (3.63m x 3.31m). Double glazed window.

Bathroom/WC: 9'7" x 7'7" (2.97m x 2.34m). Panelled bath with shower over bath. Shower cubicle. Vanity wash hand basin with mixer tap and cupboard below. Low level WC. Heated towel rail.

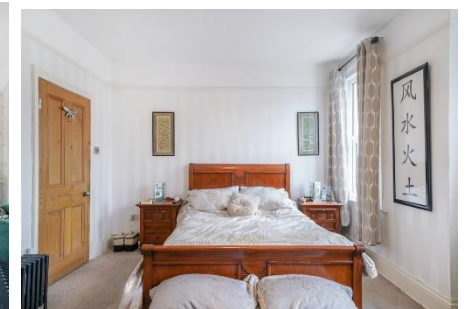
External Features: Front and rear gardens, the rear garden with paved patio and storage shed.

Council Tax: Band E.

<u>PRICE:</u>	<u>£900,000</u>	<u>FREEHOLD</u>
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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.

IVY ROAD, CRICKLEWOOD, LONDON, NW2 6SY (CONTINUED)

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Ivy Road, NW2 6SY

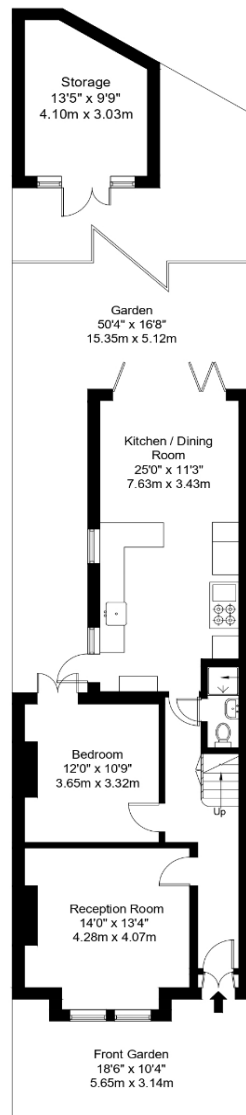
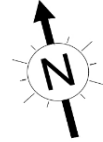
Approx Gross Internal Area = 132.8 sq m / 1429 sq ft

Front Garden = 16 sq m / 172 sq ft

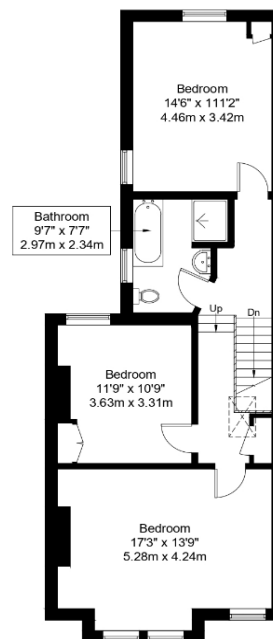
Garden = 107.4 sq m / 1156 sq ft

Storage = 11.02 sq m / 119 sq ft

Total = 267.22 sq m / 2876 sq ft



Ground Floor



First Floor

Ref :

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**B L E U
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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