

## **CAIRNFIELD AVENUE, LONDON, NW2 7PJ**



EPC Rating:

A rare opportunity to purchase one of the larger type semi-detached houses in this popular residential street and this property is offered for sale chain free. Benefits include:-

- Gas central heating
- Double glazed windows
- Garage to rear of property (approached via a shared drive-in)
- South facing rear garden measuring some 63' in length
- Spacious through lounge with bay windows to front and rear elevations
- Gross internal floor area of 1,091 sq ft (101 sq m) approximately
- The property is located within a few yards of various shopping facilities at Neasden with the nearest station being Neasden (Jubilee Line)

**PRICE: .....Offers in the region of £700,000.....FREEHOLD**

**CAIRNFIELD AVENUE, LONDON, NW2 7PJ (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs cupboard.

**Through Lounge:** 32'8" x 12'7" (9.95m x 3.83m). Double glazed bay window to front room. Double glazed French doors from rear room to garden.

**Kitchen:** 10'2" x 7'4" (3.10m x 2.23m). Fitted with a range of built-in cupboards. Gas boiler. Understairs recess. Single drainer sink unit. Plumbing for washing machine. Double glazed door to garden.

**First Floor:**

**Bedroom 1 (front):** 15'11" x 11'8" (4.85m x 3.56m). Double glazed bay window.

**Bedroom 2 (rear):** 13'5" x 11'8" (4.10m x 3.56m). Double glazed window. Built-in wardrobes.

**Bedroom 3 (front):** 11'4" x 7'5" (3.45m x 2.25m). Double glazed oriel window.

**Shower Room:** 7'4" x 6'2" (2.23m x 1.87m). With pedestal wash hand basin, bidet and walk-in shower. Tiling to floor and part tiled walls. Airing cupboard with hot water tank.

**Separate WC:** Low level WC. Tiled flooring.

**External features:** Front and rear gardens, the rear garden measuring some 63' in length having a southerly aspect. Garage to rear of property (approached via a shared drive-in).

**PRICE: Offers in the region of £700,000 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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LONDON NW2**

**APPROX. GROSS INTERNAL FLOOR AREA 1091.03 SQ. FT / 101.36 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".