

CHIPSTEAD GARDENS, CRICKLEWOOD, NW2 6EL



EPC Rating:

We are delighted to bring to the market this beautifully presented four bedroom extended centre terrace family house which is presented in ready to move into condition and viewing is highly recommended.

The property is situated in a residential cul-de-sac just off Humber Road and is therefore within a ten minute walk approximately of the recently opened Brent Cross West Station with overground trains into Kings Cross and Farringdon in approximately 15 to 20 minutes. Benefits include:-

- Four bedrooms
- Three bathrooms (one on each floor)
- Ground floor kitchen/diner extension
- Off street parking for two vehicles
- Rear garden some 50' in length mainly laid to lawn
- Gas central heating
- Double glazed windows
- Fitted kitchen
- Gross internal floor area of 1,462 sq ft (136 sq m) approximately
- Local bus services and shops can be found at Coles Green Road within a few hundred yards
- Bent Cross shopping complex is approximately 2 miles radius

PRICE: £725,000.....FREEHOLD

CHIPSTEAD GARDENS, CRICKLEWOOD, NW2 6EL (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Understairs cupboard.

Through Lounge: 24'6" x 11'7" (7.5m x 3.5m). Double glazed bay window to front room. Wood flooring. Feature fireplace. Open plan with:

Kitchen/Diner Extension: 16'3" x 9'3" (5.0m x 2.8m) x 7'0" x 4'1" (2.1m x 1.2m). Ceramic tiled flooring. Double glazed French doors to rear garden. Velux windows to roof slopes. **Kitchen area:** Stainless steel sink unit with mixer tap. Fitted wall cupboards and matching base cabinets with work surfaces above. Downlights to ceiling. Plumbing for washing machine. Built in gas hob with oven below and extractor hood above hob. Space for fridge freezer and dryer.

Shower Room/WC: Shower cubicle, low level WC and wash hand basin with mixer tap and cupboard below. Fully tiled walls and flooring.

First Floor:

Bedroom 2 (front): 14'1" x 11'4" (4.3m x 3.5m). Double glazed window.

Bedroom 3 (rear): 12'5" x 12'0" (3.80m x 3.6m). Double glazed window. Built-in wardrobes. Boiler cupboard.

Bedroom 4 (front): 9'1" x 6'7" (2.80m x 2.0m). Double glazed window.

Bathroom/WC: 6'1" x 5'6" (1.9m x 1.7m). Panelled bath with electric shower above bath and folding shower screen. Low level WC. Pedestal wash hand basin. Fully tiled walls and flooring. Double glazed window.

Second Floor (loft conversion):

Bedroom 1: 18'0" x 13'2" (5.5m x 4.0m). Built-in wardrobes. Dormer window to rear. Downlights to ceiling. Under eaves storage cupboards. Velux windows to roof slope. Door to:

Ensuite Shower Room/WC: Shower cubicle, vanity wash hand basin with mixer tap and low level WC. Downlights to ceiling. Partly tiled walls.

External features: Off street parking to front garden. Rear garden some 50' in length with lawn and patio area.

Council Tax: Band D.

PRICE: £725,000 FREEHOLD

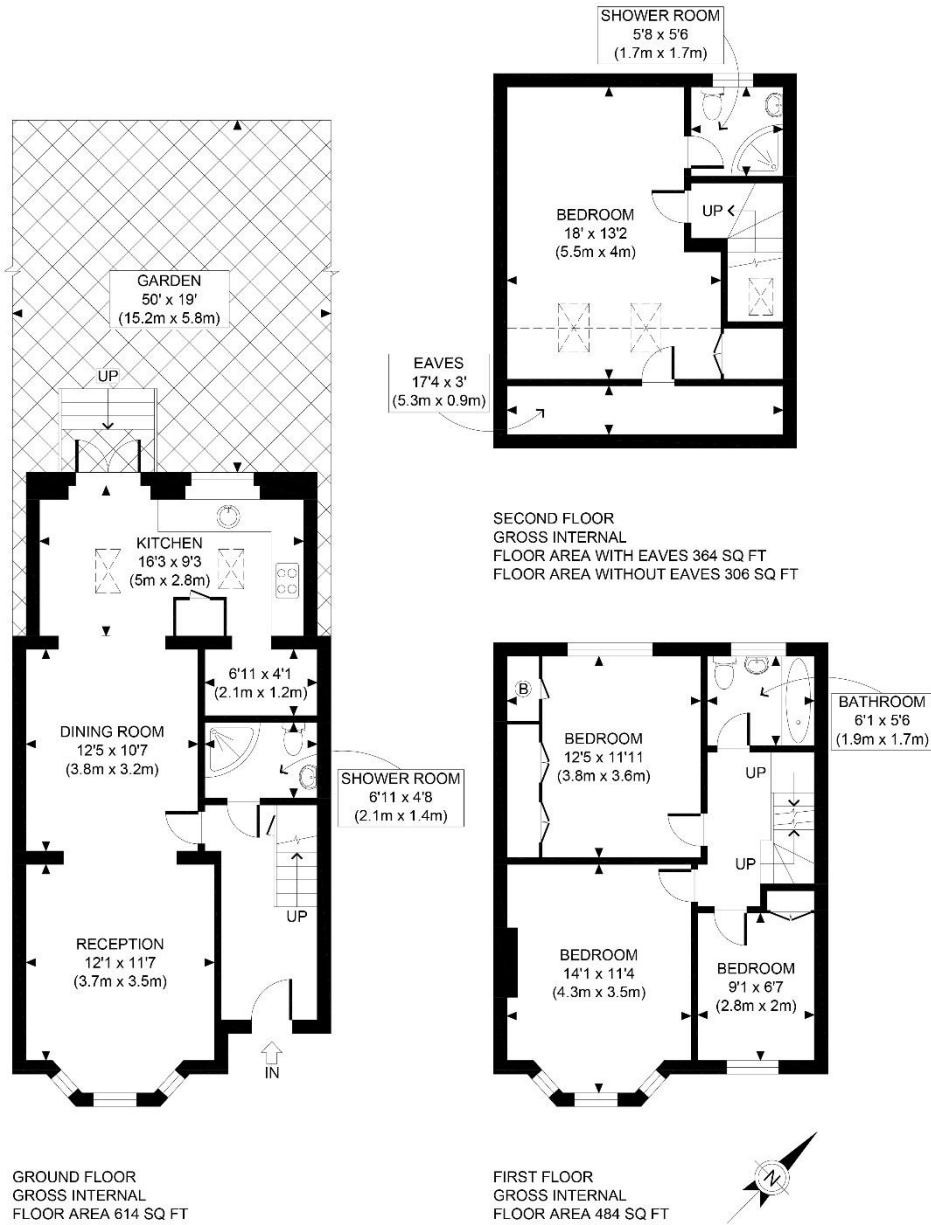
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

CHIPSTEAD GARDENS, CRICKLEWOOD, NW2 6EL (CONTINUED)



CHIPSTEAD ROAD, CRICKLEWOOD, NW2 6EL (CONTINUED)



<p>APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1462 SQ FT / 136 SQM APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1404 SQ FT / 130 SQM 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>Chipstead Gdns</p>
	<p>date: 18/02/25</p>
	<p>photoplan </p>