

RUNBURY CIRCLE, KINGSBURY, LONDON, NW9 8RX



EPC Rating: D

A 4 bedroom, three storey centre terrace house forming part of a modern (originally Local Authority built) development of houses off Birchen Grove and located within a few hundred yards of local shops and bus services at Blackbird Hill. The nearest Station is Wembley Park (Metropolitan and Jubilee Line trains).

- 4/5 bedrooms
- 1/2 reception rooms
- 2 bathrooms
- Kitchen diner
- Gas central heating
- Rear garden
- Off street parking
- Gross internal floor area of 1,408 sq ft (131 sq m) approximately
- The nearest Station is Wembley Park (Metropolitan and Jubilee line trains)
- Chain free sale

PRICE:£699,950.....FREEHOLD

RUNBURY CIRCLE, KINGSBURY, LONDON, NW9 8RX (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs storage area. Door to garden.

Lounge (front): 17'9" x 12'4" (5.40m x 3.77m). Front aspect window.

Reception 2/Bedroom 5/Study: 12'6" x 9'9" (3.81m x 2.96m). Rear aspect window.

Shower Room/WC: Frosted rear aspect window. Shower cubicle with built in electric shower. Wash hand basin. Low level WC. Fully tiled walls and tiled flooring.

First Floor:

Bedroom 1 (front): 14'3" x 12'6" (4.35m x 3.82m). Front aspect window.

Kitchen/Diner: 18'8" x 9'9" (5.68m x 2.98m). 2 x rear aspect windows. 2 x single drainer sink units with cupboards below. 2 x gas hobs with ovens below and extractor hoods above. Fitted wall and base units with work surfaces above. Plumbing for washing machine. Part tiled walls.

Second Floor:

Bedroom 2 (front): 16'2" x 8'10" (4.94m x 2.70m). Front aspect window. Built-in wardrobes.

Bedroom 3 (rear): 12'8" x 10'0" (3.85m x 3.04m). Rear aspect window. Built-in wardrobes.

Bedroom 4 (front): 9'8" x 8'10" (2.95m x 2.70m). Front aspect window.

Bathroom/WC: 6'8" x 5'9" (2.04m x 1.74m). Frosted rear aspect window. Bath with mixer taps and shower attachment with shower curtain and rail. Pedestal wash hand basin. Low level WC. Fully tiled walls.

External features: Off street parking to the front. Rear garden.

PRICE: £699,950 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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APPROX. GROSS INTERNAL FLOOR AREA 1407.81 SQ. FT / 130.79 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".